



TO LET 804 SQ M (8,662 SQ FT) + yard of 859 SQ M (9,248 SQ FT)
INDUSTRIAL WAREHOUSE WITH OFFICES + HARD STANDING YARD
COBLANDS NURSERIES, TRENCH ROAD, TONBRIDGE, KENT, TN11 9NG

est. 1828
bracketts

LOCATION

Coblands Nurseries is situated to the North of Tonbridge. It is accessed off Trench Road which lead to the A227 Shipbourne Road. The A25 and M26/M20 are approximately five miles to the North. Tonbridge town centre is approximately 1.5 miles to the South. The A21 is around 2.5 miles to the south.

DESCRIPTION

A secure warehouse situated on the Coblands site, ideal for storage or light industrial use benefitting from gated access and secure parking. Ideal for storage or light industrial use, the unit offers a practical and flexible space for a range of occupiers.

The property benefits from a hard standing yard and substantial car parking.

FLOOR AREA

An approximate GIA of:

Warehouse 628 sq m (6,758 sq ft)

Offices 804 sq m (8,662 sq ft)

Yard Area 859 sq m (9,248 sq ft)

PLANNING

Interested parties are advised to check that their intended use is lawful with the LPA.

TERMS

The site is available to be let by way of a new effective full repairing and insuring lease for a term of up to two years outside the Landlord and Tenant Act 1954. The lease will contain a landlords rolling break subject to 6 months notice.

RENT

Rent on application. VAT is payable.

BUSINESS RATES & EPC

TBC

DEPOSIT

The ingoing Tenant will be required to provide a deposit.

SERVICE CHARGE

The Tenant is to be responsible for a proportion of the estates service charge and insurance (amount TBC).

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

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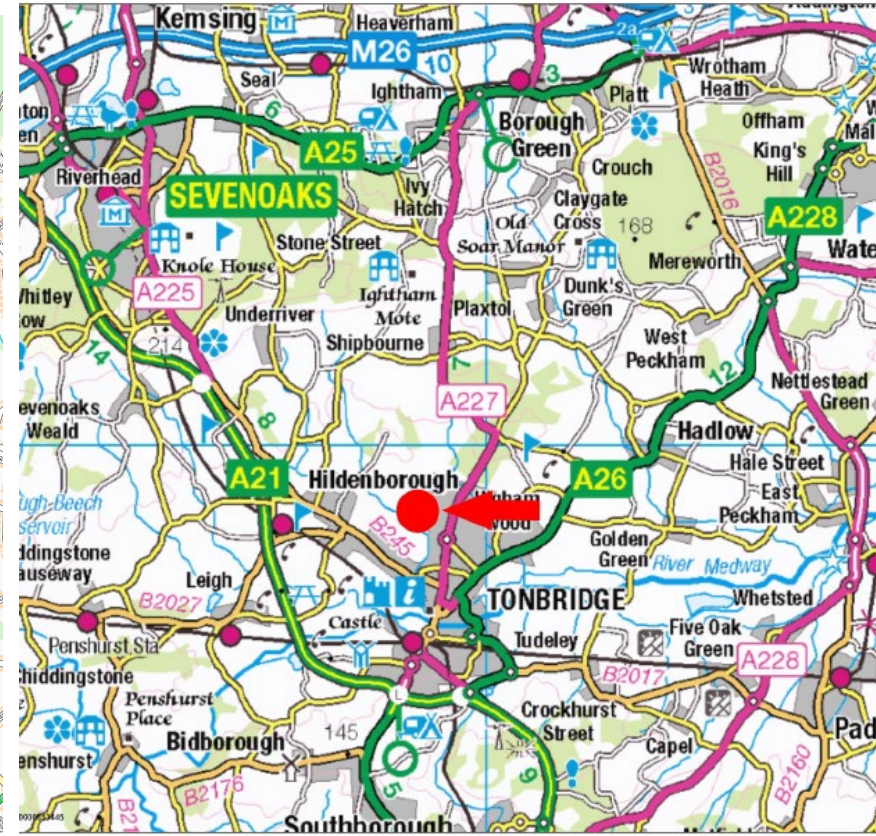
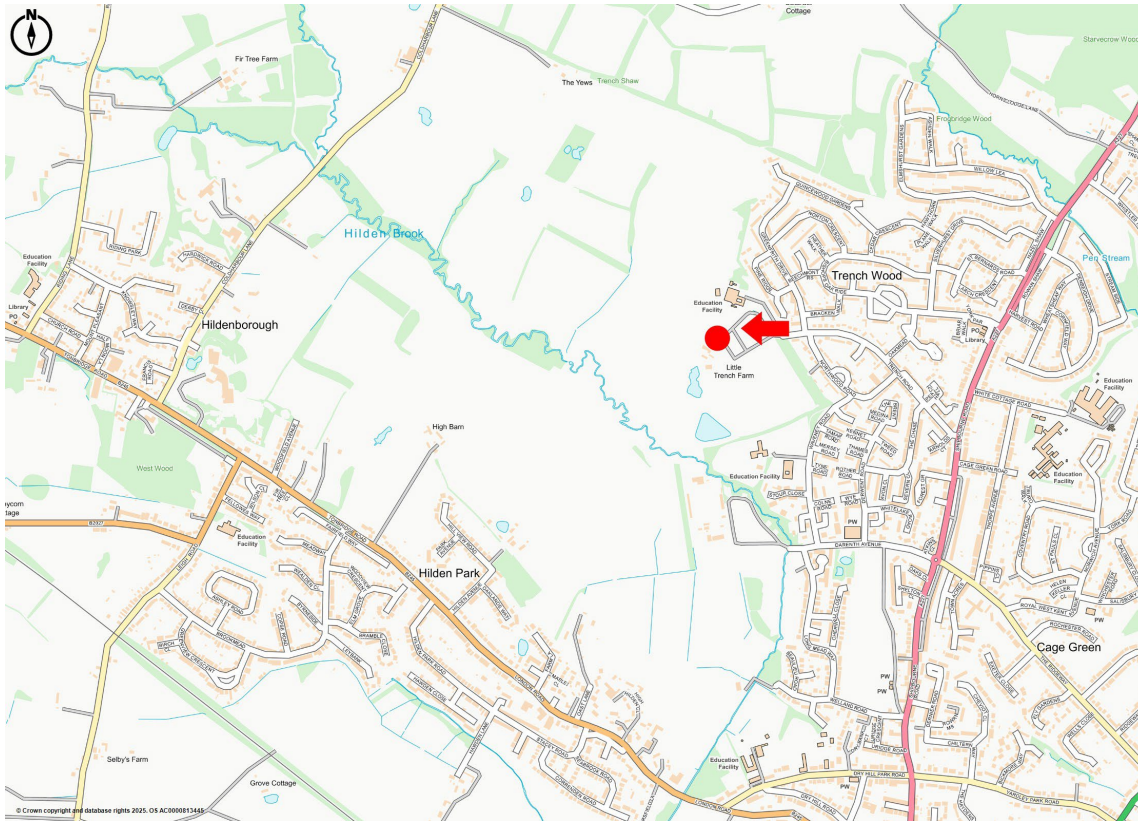
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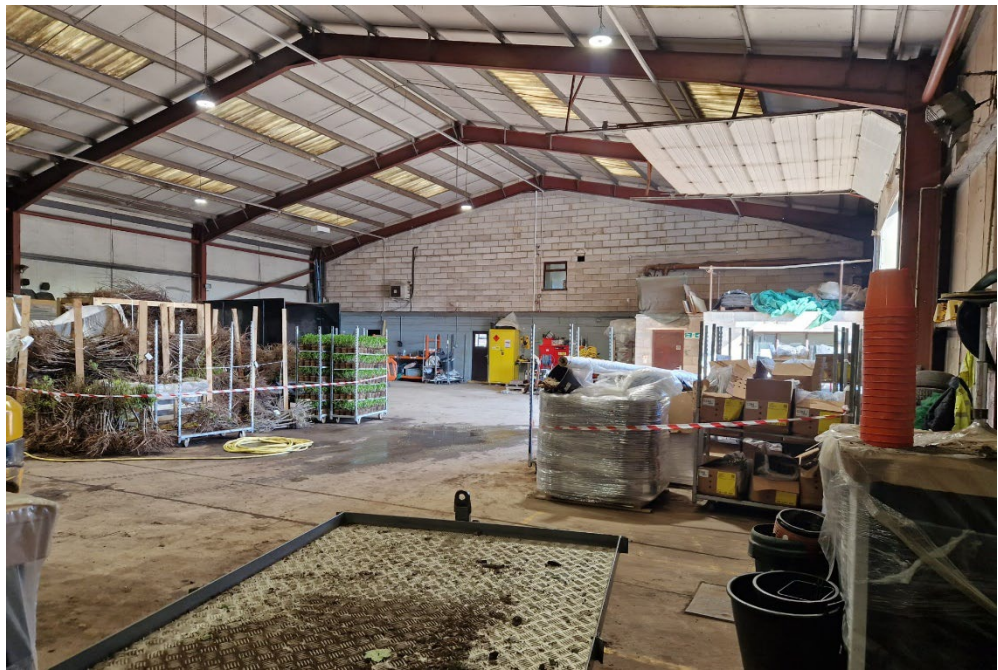


Indicative yard area





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TO LET

**WAREHOUSE , OFFICES + HARD
STANDING YARD**

APPROX. 628 SQ M (6,758 SQ FT)

COBLANDS NURSERIES
TRENCH ROAD
TONBRIDGE
KENT
TN11 9NG



Promap
LANDMARK INFORMATION

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bracketts est. 1828

www.bracketts.co.uk

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

01732 350 503

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 **CoStar AWARDS**

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TOP AGENCY

