



**TO LET** 110 - 220 SQ M (1,180 - 2,377 SQ FT)

GROUND FLOOR + FIRST FLOOR OFFICES

AVAILABLE AS A WHOLE OR ON A FLOOR BY FLOOR BASIS

COBLANDS NURSERIES, TRENCH ROAD, TONBRIDGE, KENT, TN11 9NG

**bracketts**<sup>est. 1828</sup>

## LOCATION

Coblends 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

The ground floor comprises a reception area and additional office space. This area provides a practical layout suitable for a range of business activities.

The first floor offices comprise a suite of five rooms with good natural daylight and central heating plus shared kitchen & WC facility.

The offices are located in a commercial nursery complex with substantial parking provisions available.

## FLOOR AREA

Ground floor: 111 SQ M ( 1,197 SQ FT)

First Floor: 110 SQ M (1,180 SQ FT)

Total: 220 SQ M (2,377 SQ FT)

The accommodation is available as a whole or on a floor-by-floor basis.

All areas are approximate, and verification is recommended.

## PLANNING

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

## TERMS

The accommodation is available to let by way of a new full repairing and insuring lease. The lease will be granted outside the Landlord and Tenant Act 1954, for a term of 2 years, subject to a 6 months rolling break thereafter (landlord-only).

## RENT

Rental on application,

## BUSINESS RATES

TBC

## DEPOSIT

The ingoing Tenant will be required to provide a deposit.

## EPC

To be assessed.

## 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**

### Dominic Tomlinson

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

### Joshua O'Brien

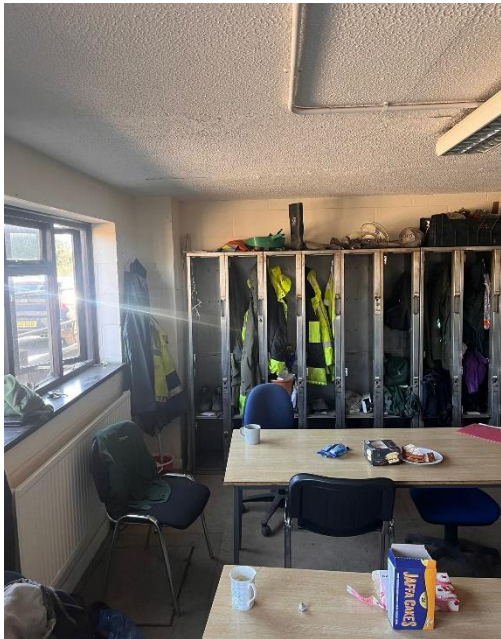
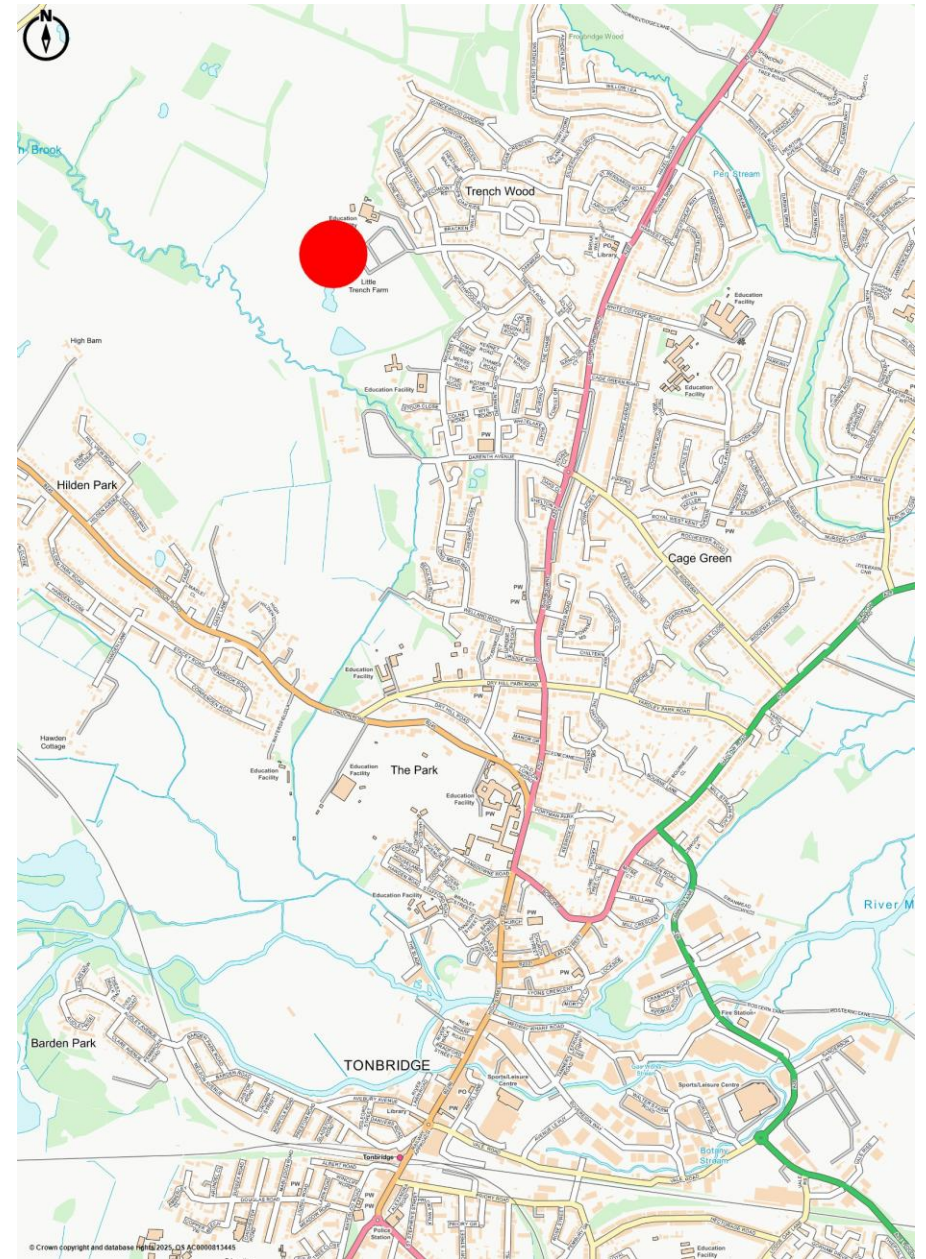
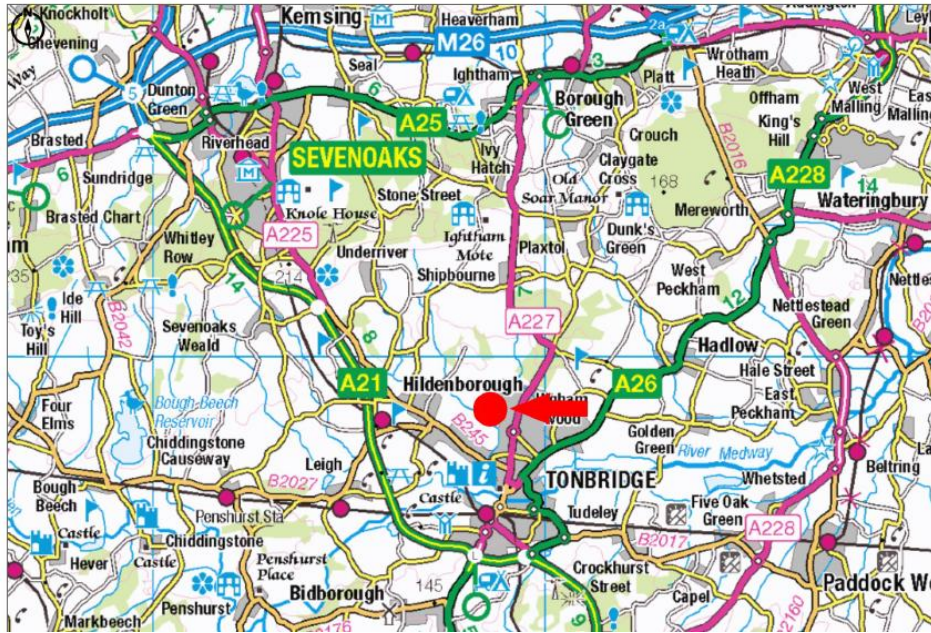
[Joshua.o'brien@bracketts.co.uk](mailto:Joshua.o'brien@bracketts.co.uk)

### Important Notice

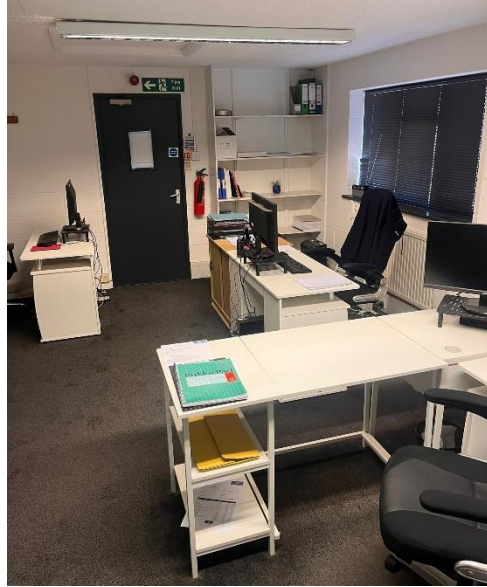
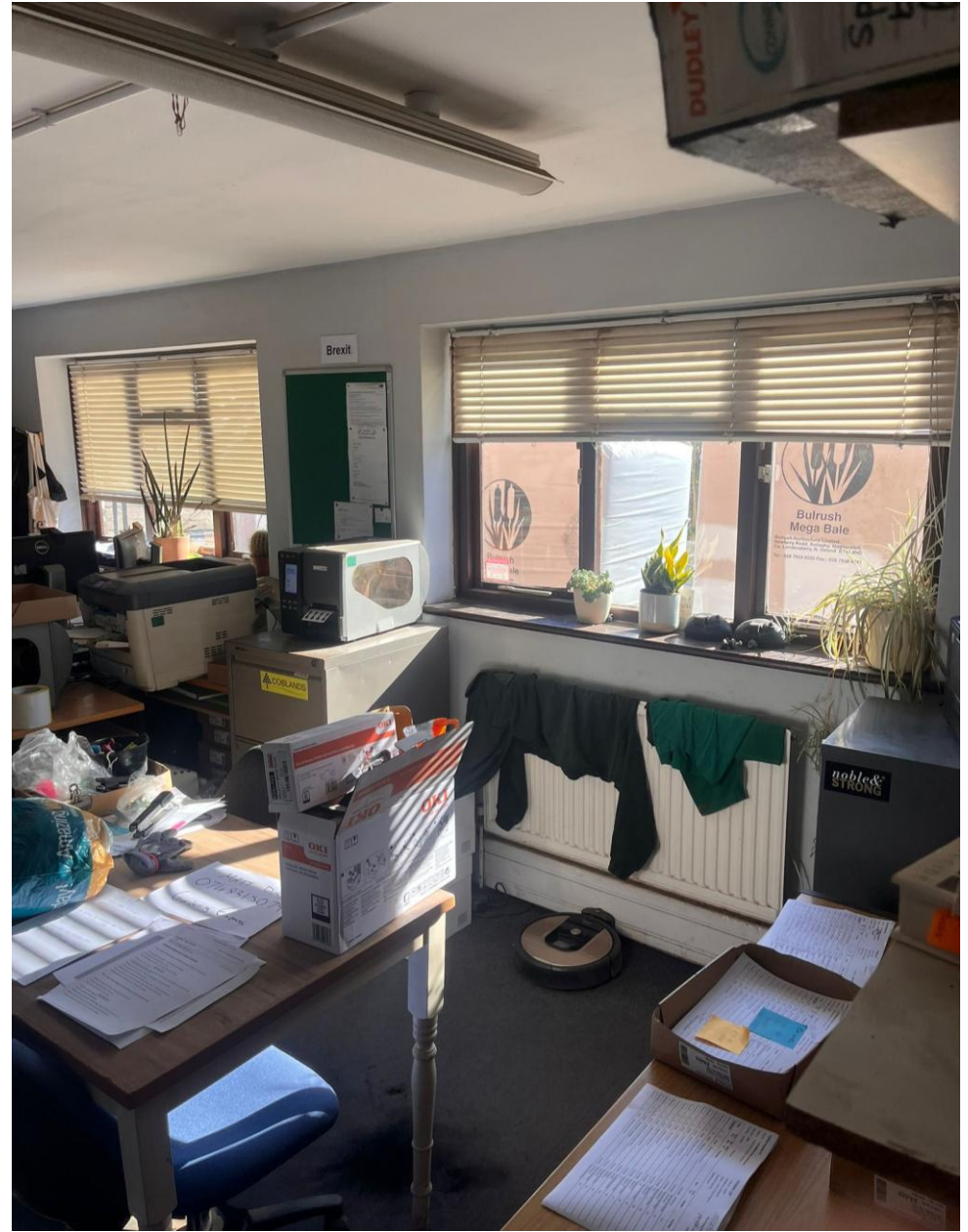
Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

*Subject to contract*









**TO LET**

**GROUND FLOOR + FIRST FLOOR  
OFFICES**

**APPROX. 220 SQ M (2,377 SQ FT)**

**COBLANDS NURSERIES  
TRENCH ROAD  
TONBRIDGE  
KENT  
TN11 9NG**



**Promap**  
LANDMARK INFORMATION

© Crown Copyright and database rights 2025. OS AC0000813445  
Plotted Scale - 1:1500. Paper Size - A4

**bracketts** est. 1828

[www.bracketts.co.uk](http://www.bracketts.co.uk)

## **FURTHER INFORMATION & VIEWINGS**

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

**01732 350 503**

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

**Joshua O'Brien**

[joshua.o'brien@bracketts.co.uk](mailto:joshua.o'brien@bracketts.co.uk)

 **CoStar AWARDS**

2025 ANNUAL AWARDS

**WINNER**

**TOP AGENCY**

