

# BROADLANDS

Commercial Property Agents

## 01892 512422

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### MODERN BUSINESS UNITS TO LET

From 1,043 sq ft

**BRANBRIDGES INDUSTRIAL ESTATE  
EAST PECKHAM, TONBRIDGE,  
KENT TN12 5HF**

#### LOCATION

The Branbridges Industrial Estate is strategically located approximately equidistant between the County Town of Maidstone, Tunbridge Wells and Tonbridge. The Estate adjoins the A228, which connects to the A21 (5 miles to the south) and the M20/M26 at Wrotham Heath (5 miles to the north). Paddock Wood is approximately 3 miles to the south.

#### DESCRIPTION

Various sized units, all of steel framed construction, clad externally with PVC coated profiled steel sheeting to upper parts and brick below.

#### AVAILABILITY

<u>Unit Number</u>	<u>Floor Area</u> (sq ft)	<u>Rent</u> (p.a.)	<u>Rateable Value</u>
20 AVAILABLE	2,222	£17,500	£15,250[1 <sup>st</sup> April 2017]
30 UNDER OFFER	1,043	£8,500	

#### SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance of the common parts of the Estate. The charge is currently 60p per sq.ft. approximately.

#### RATEABLE VALUE

The rates shown above are for information only. Prospective tenants should make their own enquiries to Tonbridge & Malling Council on: **01732 844522**

#### LEASE TERMS:

New full repairing and insuring leases are available on terms to be agreed.

#### VAT

VAT at the appropriate rate is chargeable on all costs.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### VIEWING

**BROADLANDS COMMERCIAL PROPERTY AGENTS**  
**01892 512422**

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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