

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk



MODERN BUSINESS UNITS TO LET

From 2100 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 UNDER OFFER | 2,222 | £18,500 | £15,250[1 st April 2017] |
| 24 AVAILABLE | 2200 | £18,500 | |
| 26a AVAILABLE | 2200 | £18,500 | |
| 3 NOW LET | 2100 | £18,500 | |

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 is applicable on all costs.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

BROADLANDS COMMERCIAL PROPERTY AGENTS

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Energy Performance Certificate

Non-Domestic Building



Unit 20
Branbridges Industrial Estate
Branbridges Road
TONBRIDGE
TN12 5HF

Certificate Reference Number:
0780-1913-0322-6920-8090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

| | |
|--|---------------|
| Main heating fuel: | Other |
| Building environment: | Unconditioned |
| Total useful floor area (m ²): | 213 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 38.11 |
| Primary energy use (kWh/m ² per year): | Not available |

Benchmarks

Buildings similar to this one could have ratings as follows:

19

If newly built

51

If typical of the existing stock

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