

# **BROADLANDS**

**Commercial Property Agents**

## **01892 512422**

**[www.broadlands.co.uk](http://www.broadlands.co.uk)**

**PRELIMINARY DETAILS  
INDUSTRIAL/WAREHOUSE  
BOTANY TRADING ESTATE  
SOVEREIGN WAY  
TONBRIDGE  
TN9 1RS**

**UNIT 21/22  
10,929sq.ft (1,015.34 sq m)**



- To be fully refurbished
- Eaves height 5.71 m rising to 6.18 m
  - High profile main road frontage
- 6 roller shutter doors (2 to front & 4 to rear)
  - Separate WCs
  - 3 phase power supply
- Good sized front and rear yards
  - Kitchenette

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

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## Summary

Available Size	10,929 sq ft
Rent	On Application
Rateable Value	£76,000 as at April 2023
Service Charge	Further details on request
VAT	Applicable
Legal Fees	Each party to bear their own legal costs
EPC Rating	C (64)

## Description

To Let – The property, which is to be refurbished, comprises a concrete portal frame construction with part brick part metal clad elevations below a pitched roof incorporating intermittent roof lights. To the front of the unit is an office/amenity block providing cellular office space and separate male & female WCs and a kitchenette. The warehouse/production area is accessed via 6 roller shutter doors (2 to the front and 4 to the rear).

## Location

The property is located on Sovereign Way, a busy main thoroughfare in an established industrial/trade location on the edge of Tonbridge town centre. The A21 bypass is around 1.5 miles to the south via Woodgate Way which provides a direct link to the M25 at Junction 5 around 8 miles to the north. Tonbridge town centre, shops and mainline station are within approximately half a mile to the west.

Notable occupiers on the same estate include ATS Euromaster, Brandon Tool Hire, Sealclean and John Newton & Company.

## Accommodation

The accommodation comprises the following approx. GIA areas:

	sq ft	sq m
Ground Floor Warehouse	9,485	881.19
Ground Floor Office/Amenities	1,444	134.15
<b>Total</b>	<b>10,929</b>	<b>1,015.34</b>

## Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

## Viewing & Further Information

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