



Unit 3B, Botany Trading Estate

Sovereign Way, Tonbridge, TN9 1RS

Refurbished Industrial / Warehouse Unit

3,608 sq ft
(335.19 sq m)

- Fully refurbished and available for immediate occupation
- Eaves height 3.86m rising to 5.16m
- High profile main road frontage
- LED lighting throughout
- Full height roller shutter door
- Gas central heating
- Kitchenette
- Separate WCs

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Summary

Available Size	3,608 sq ft
Rent	£46,000.00 per annum
Rateable Value	£28,250 April 2023
Service Charge	Further details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

To Let - The property, which has been extensively refurbished, comprises a concrete portal frame construction with brick faced elevations below a pitched roof incorporating intermittent roof lights. To the front of the unit is a single storey office/amenity block providing an open plan office, separate male & female WCs and a kitchenette. The warehouse/production area is accessed via a full height roller shutter door to the side of the unit with an allocated parking area to the front.

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 estate include ATS Euromaster, Brandon Tool Hire, Sealclean and John Newton & Company.

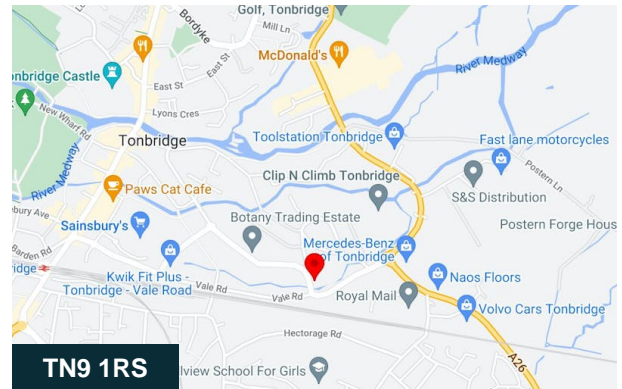
Accommodation

The accommodation comprises the following approx GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	2,765	256.88
Ground - Floor Office / Amenities	843	78.32
Total	3,608	335.20

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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