



Unit 16, Botany Trading Estate

Sovereign Way, Tonbridge, TN9 1RS

Refurbished Industrial / Warehouse Unit

6,671 sq ft
(619.76 sq m)

- Fully refurbished and available for immediate occupation
- Eaves height 3.86m rising to 5.56m
- High profile main road frontage
- LED lighting throughout
- Full height roller shutter door
- Air conditioning
- Tea point
- Separate WCs
- 3 phase power supply

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Summary

Available Size	6,671 sq ft
Rent	£76,715.00 per annum
Rateable Value	£54,500 April 2023
Service Charge	Further details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 2 storey office/amenity block providing a mixture of open plan and cellular office space and separate male & female WCs. 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	4,695	436.18
Ground - Floor Office / Amenities	972	90.30
1st - Floor Office	1,004	93.27
Total	6,671	619.75

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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