

# Tonbridge Trade Park

**Tonbridge, Kent**

TN9 1AA

- ▶ 15 new trade/industrial/warehouse units
- ▶ 3,553 - 10,028 sq ft (units combined)

**To Let**

**Available now**



[www.tonbridgetradepark.co.uk](http://www.tonbridgetradepark.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 



# THE SITE

- ▶ Located in the heart of Tonbridge, providing trade, warehouse, industrial and other road side opportunities
- ▶ 1 mile from Tonbridge Town Centre
- ▶ Surrounded by trade users and car showrooms
- ▶ 0.9 miles from Tonbridge Rail Station
- ▶ 45 minutes by train from Tonbridge Station to Central London
- ▶ Easily accessible from the A21
- ▶ The M25 motorway is 10 miles to the north via the A21
- ▶ Excellent visibility from the A26 and Vale Road

# Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total	Unit	Ground Floor	First Floor	Total
1	HFD LIMITED			9	4,358	1,102	5,460
2	3,647	-	3,647	10	BRIDGER TRANSPORT		
3	3,553	-	3,553	11	FLEET MANAGED PRINT SOLUTIONS LTD		
4	FORMULA ONE AUTOCENTRES			12	TUNAP UK LTD		
5	4,856	1,282	6,138	13	UNDER OFFER		
6	5,172	1,100	6,272	14	LIND AG LTD		
7	UNDER OFFER			15	LARCHFIELD GROUP		
8	4,841	1,103	5,944				

## GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Photovoltaic panels on units 1, 2 & 3
- ▶ Air source heat pumps
- ▶ Designed and constructed to BREEAM Very Good

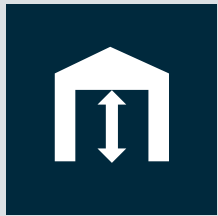


# UNITS 2 & 3

3,647 & 3,553 sq ft

## General Specification

Flexible trade counter/industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6.5m clear internal height



37.5kN sq m floor loading



Electric loading doors



Secure business park



12 year collateral warranty available



Ideally suited for trade occupiers



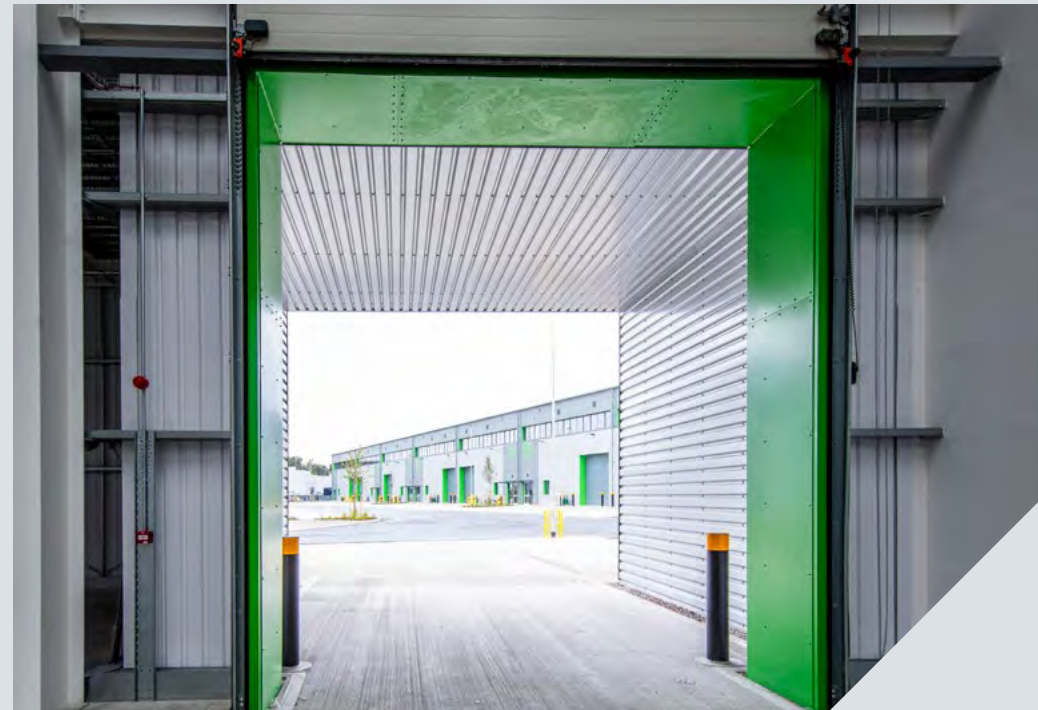
Generous parking facilities

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

Units are available to lease on terms to be agreed.



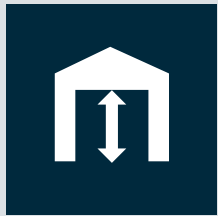


# UNITS 5-6 & 8-9

4,358 up to 10,028 (units combined)

## General Specification

Flexible warehouse/industrial units with fully fitted first floor offices.



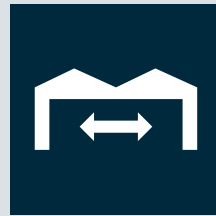
8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



Ability to combine units



Secure business park



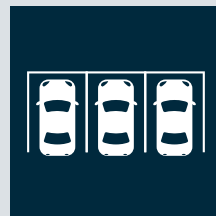
12 year collateral warranty available



Fitted offices with comfort cooling



Toilets



Generous parking facilities

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

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# TRAVEL DISTANCES

Tonbridge Trade Park, Ingot Way, Tonbridge, TN9 1AA

## Road

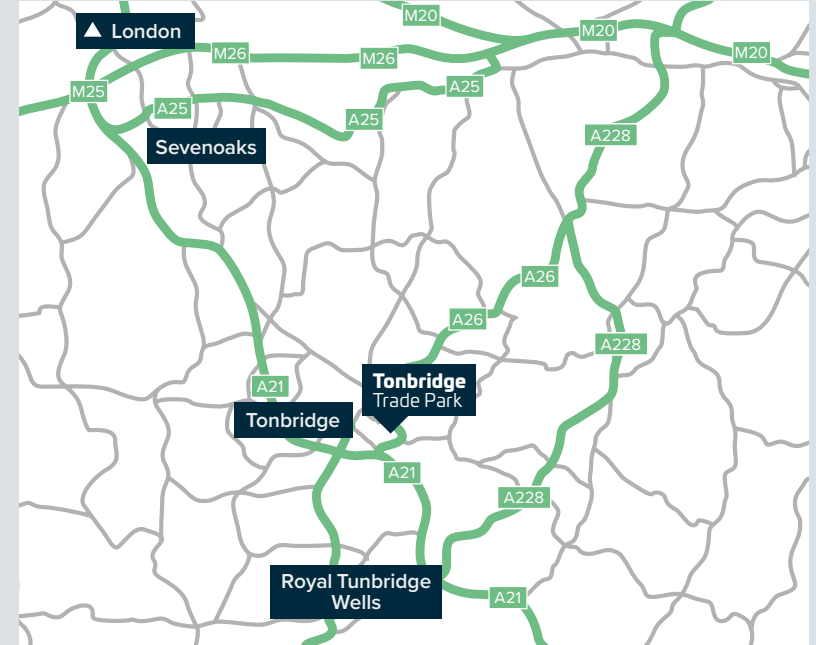
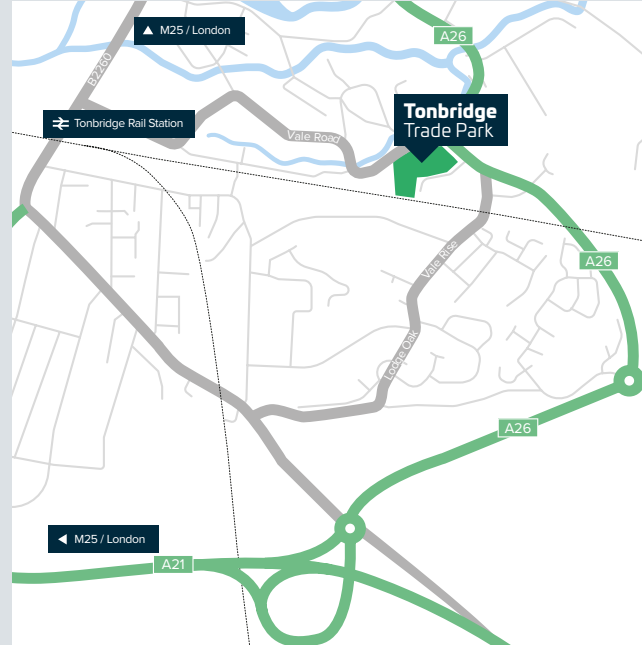
Tonbridge Town Centre	1 mile
Royal Tunbridge Wells	4.5 miles
A21	1.2 miles
M25/M26	10 miles
London	28 miles

## Rail

Tonbridge Rail Station	0.9 miles
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## Airport

Gatwick Airport	26 miles
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More information available through the joint marketing agents:

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