



TO LET 628 SQ M (6,758 SQ FT)

INDUSTRIAL WAREHOUSE WITH HARD STANDING YARD

COBLANDS NURSERIES, TRENCH ROAD, TONBRIDGE, KENT, TN11 9NG

est. 1828
bracketts

LOCATION

Coblads Nurseries is situated to the North of Tonbridge. It is accessed off Trench Road which lead to the A227 Shipbourne Road. The A25 and M26/M20 are approximately five miles to the North. Tonbridge town centre is approximately 1.5 miles to the South. The A21 is around 2.5 miles to the south.

DESCRIPTION

A secure warehouse situated on the Coblads site, ideal for storage or light industrial use benefitting from gated access and secure parking. Ideal for storage or light industrial use, the unit offers a practical and flexible space for a range of occupiers.

FLOOR AREA

The warehouse extends to GIA of approximately 628 sq m (6578 sq ft).

The hard standing yard extending to 859 SQ M (9,248 SQ FT)

All areas are approximate and verification is recommended.

PLANNING

Interested parties are advised to check that their intended use is lawful with the LPA.

TERMS

The site is available to be let by way of a new full repairing and insuring lease for 2 years, outside the Landlord and Tenant Act 1954. The lease will be subject to a rolling landlords break, subject to 6 months deposit,

RENT

Rent on application. VAT is payable.

BUSINESS RATES & EPC

TBC

DEPOSIT

The ingoing Tenant will be required to provide a deposit.

SERVICE CHARGE

The Tenant is to be responsible for a proportion of the estates service charge and insurance (amount TBC).

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Joshua O'Brien

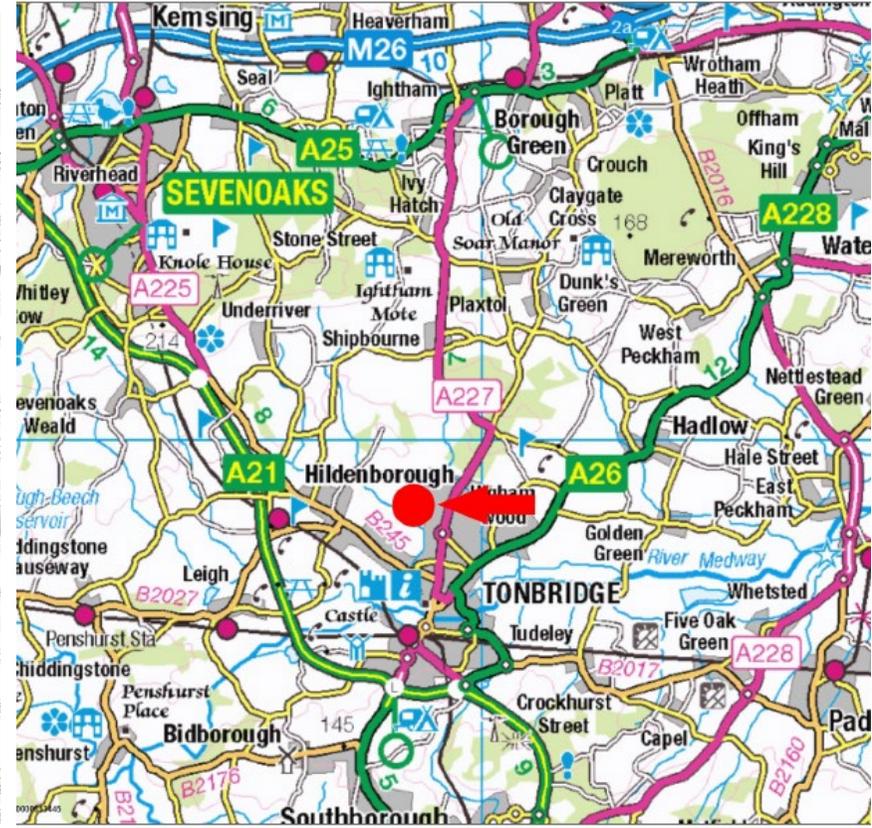
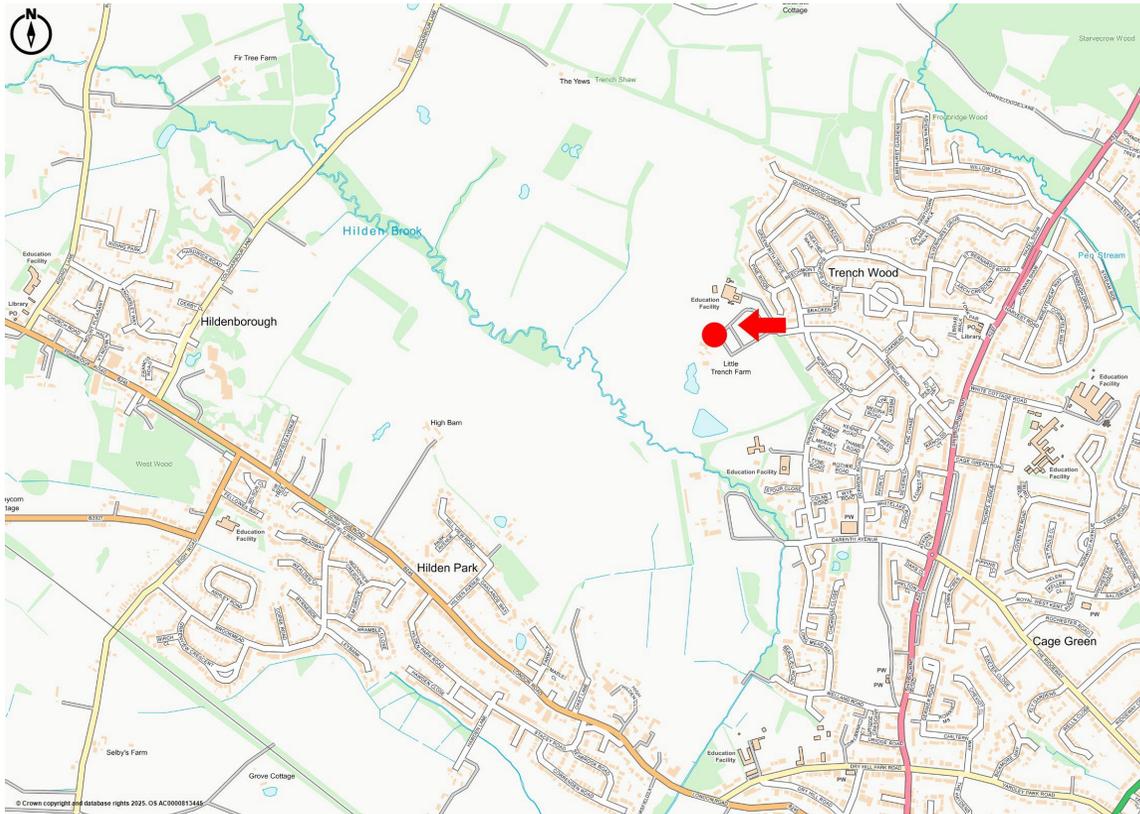
Joshua.o'brien@bracketts.co.uk

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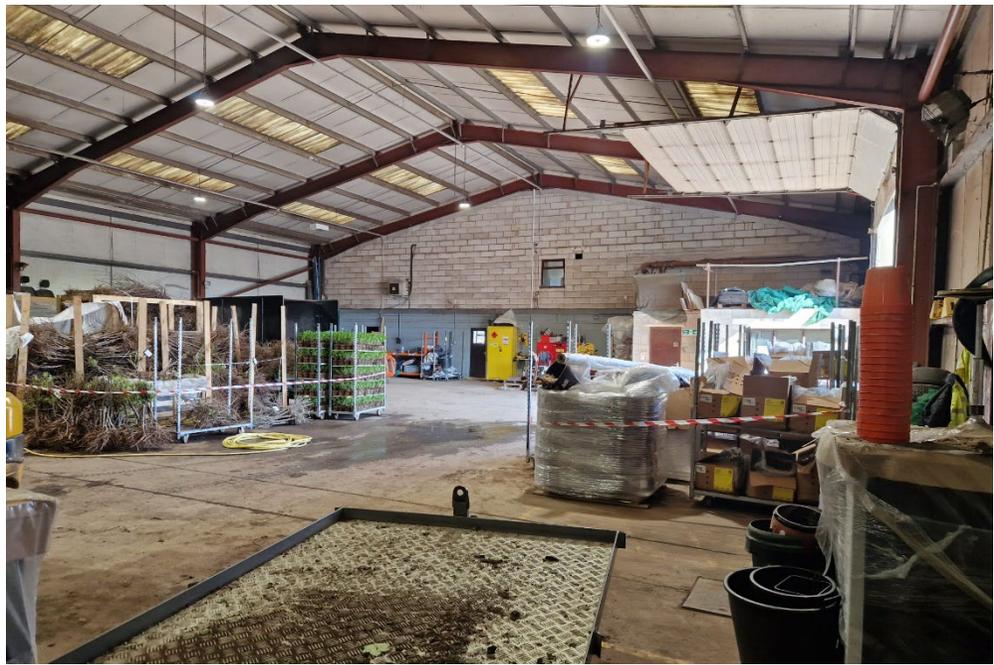


Red line showing indicative yard area





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TO LET

**WAREHOUSE , OFFICES + HARD
STANDING YARD**

APPROX. 628 SQ M (6,758 SQ FT)

**COBLANDS NURSERIES
TRENCH ROAD
TONBRIDGE
KENT
TN11 9NG**



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LANDMARK INFORMATION Plotted Scale - 1:1500. Paper Size - A4

bracketts est. 1828

www.bracketts.co.uk

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

01732 350 503

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