



Unit 21/22, Botany Trading Estate Sovereign Way, Tonbridge, TN9 1RS

Preliminary Particulars Industrial / Warehouse Unit Available Q3 2024

10,929 sq 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
- Large front and rear yards totalling 22,583 sq ft / 0.51 acres
- Kitchenette

Unit 21/22, Botany Trading Estate, Sovereign Way, Tonbridge, TN9 1RS

Summary

Available Size	10,929 sq ft
Rent	£166,000.00 per annum
Rateable Value	£76,000 April 2023
Service Charge	Further details on request
VAT	Applicable
Legal Fees	Each party to bear their own 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, 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).

Externally there are good sized front and rear yards totalling 22,583 sq ft / 0.51 acres.

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	9,485	881.19
Ground - Floor Office / Amenities	1,444	134.15
Total	10,929	1,015.34

Terms

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





Viewing & Further Information



Tom Booker

01322 285 588 | 07584 237 141 tom.booker@altusgroup.com



Stephen Richmond

01322 285588 | 07771 900 682 stephen.richmond@altusgroup.com

Shane Raggett (Broadlands) 01892 512 422 shane.raggett@broadlands.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/05/2024