



Unit L4 Deacon Trading Estate

50 Morley Road, Tonbridge, TN9 1RA

Industrial / Warehouse Unit

7,045 sq ft
(654.50 sq m)

- Undergoing extensive refurbishment available Q1 2024
- Eaves height approx. 6m
- Roller shutter loading door approx. 14ft wide
- 2-storey office accommodation
- Male and female WCs
- Kitchen within the office section
- Forecourt providing plentiful car parking and loading / unloading facilities

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Summary

Available Size	7,045 sq ft
Rent	£82,780.00 per annum
Rateable Value	£46,750 Interested parties are advised to make their own enquiries with the local authority.
Service Charge	The incoming tenant will be required to provide a rental deposit as security subject to status
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

TO LET - The property comprises a modern unit of steel portal frame construction with part brick faced elevations and profiled cladding above, all below a pitched and lined roof incorporating roof lights. There is a 2-storey office accommodation to the front having fluorescent lighting and suspended ceiling to the first floor with separate male and female WCs within the office section and a small kitchen. There is a concrete forecourt providing plentiful car parking and loading / unloading facilities.

Location

The property is located on the Deacon Trading Estate, Morley Road in the centre of Tonbridge's industrial estates. Morley Road is accessed off Vale Road. The A21 by-pass 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 1 mile to the west.

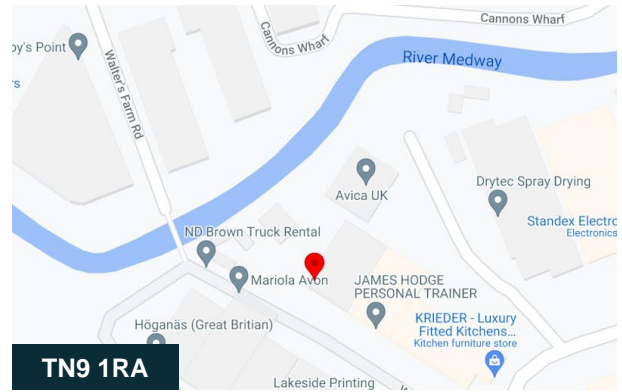
Accommodation

Accommodation (Approx)

Name	sq ft	sq m
Unit - Warehouse & GF Offices	6,291	584.45
1st - Offices	754	70.05
Total	7,045	654.50

Terms

The unit is available to let on terms to be agreed

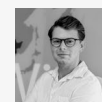


Viewing & Further Information



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