



## **Unit 3B, Botany Trading Estate**

**Sovereign Way, Tonbridge, TN9 1RS**

### **Refurbished Industrial / Warehouse Unit**

**3,608 sq ft**  
(335.19 sq m)

- Fully refurbished and available for immediate occupation
- Eaves height 3.86m rising to 5.16m
- High profile main road frontage
- LED lighting throughout
- Full height roller shutter door
- Gas central heating
- Kitchenette
- Separate WCs

# Unit 3B, Botany Trading Estate, Sovereign Way, Tonbridge, TN9 1RS

## Summary

<b>Available Size</b>	3,608 sq ft
<b>Rent</b>	£46,000 per annum
<b>Rateable Value</b>	£28,250 April 2023
<b>Service Charge</b>	Further details on request
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (91)

## 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 single storey office/amenity block providing an open plan office, separate male & female WCs and a kitchenette. 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	2,765	256.88
Ground - Floor Office / Amenities	843	78.32
<b>Total</b>	<b>3,608</b>	<b>335.20</b>

## 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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