



## **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

<b>Available Size</b>	10,929 sq ft
<b>Rent</b>	£166,000.00 per annum
<b>Rateable Value</b>	£76,000 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>	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.

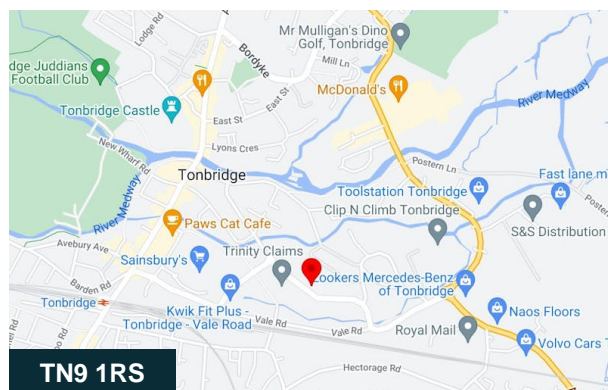
## Accommodation

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
<b>Total</b>	<b>10,929</b>	<b>1,015.34</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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