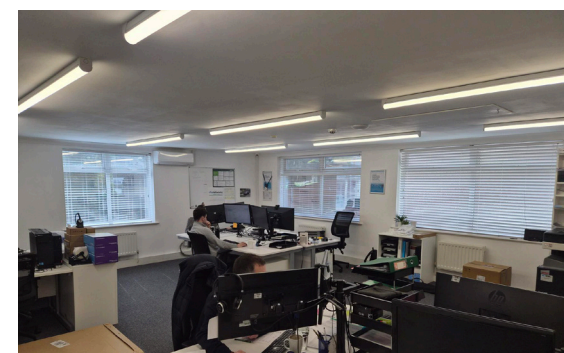
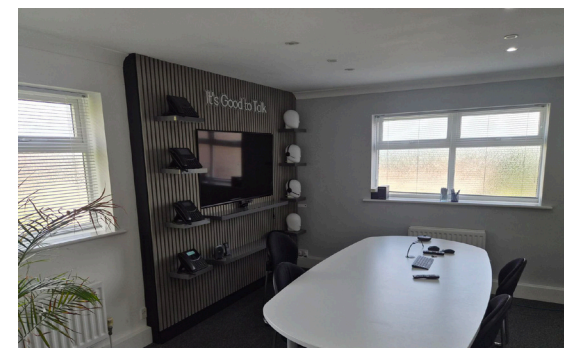
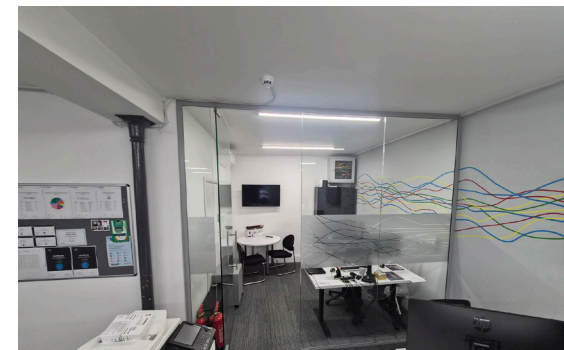


TONBRIDGE 1,976 SQ.FT (183.5 SQ M) APPROX

LEASEHOLD **TO LET**



SELF-CONTAINED CLASS E PREMISES - TO LET

WITH 5 PARKING SPACES

RENT £30,000 PER ANNUM

SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Judd Road is a predominantly residential area on the southwest side of Tonbridge, close to Quarry Hill Road and its junction with the A21 and the A26. Tonbridge railway station is within 1/4 mile and is the busiest commuter station in Kent.

DESCRIPTION

Comprises a two-storey, self-contained commercial property, with colour washed brick facades under a pitched tiled roof. The accommodation is currently arranged to provide a mix of offices and store rooms and is considered suitable for a number of alternative uses including workshop, medical, fitness etc.

ACCOMMODATION

| Approx net internal floor area: | Sq. Ft | Sq. M |
|---------------------------------|--------------|--------------|
| Ground floor | 995 | 92.4 |
| First floor | 981 | 91.1 |
| Total | 1,976 | 183.5 |

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C.

TERMS

New effective and fully repairing and insuring lease available for terms to be agreed.

RENT

£30,000 per annum exclusive.

LEGAL COSTS

Each party to pay their own costs.

RATING

Rateable value of £17,000.

VAT

Not applicable

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

FEATURES

- Open Plan Offices
- 3 Phase Power Supply
- Two Kitchens
- 5 Parking Spaces
- LED Lighting

VIEWING

By prior appointment with the agents:

Neil Salisbury

neil@salisburyand.co

Annie Salisbury

annie@salisburyand.co

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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