



Unit 2, Botany Trading Estate, Sovereign Way, Tonbridge, Kent, TN9 1RS

617.2 sq m (6,643 sq ft)

- ▶ Eaves height 3.9m to 5.2m
- ▶ High Profile main road frontage
- ▶ LED lighting throughout
- ▶ 2 full height roller shutter doors



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 and 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 & Co.

Description

The property, which is undergoing extensive refurbishment, 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 offices, separate male & female wcs and a kitchenette.

The warehouse/production area is accessed via two full height roller shutter doors, one on the side elevation and the other on the rear elevation. There are good sized dedicated side and rear yard areas.

Accommodation

| | | |
|------------------------|-------------|------------|
| Ground Floor Warehouse | 4,846 sq ft | 450.2 sq m |
| Ground Floor Offices | 1,797 sq ft | sq m sq m |

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £83,050 per annum exclusive of all other outgoings.

Rates

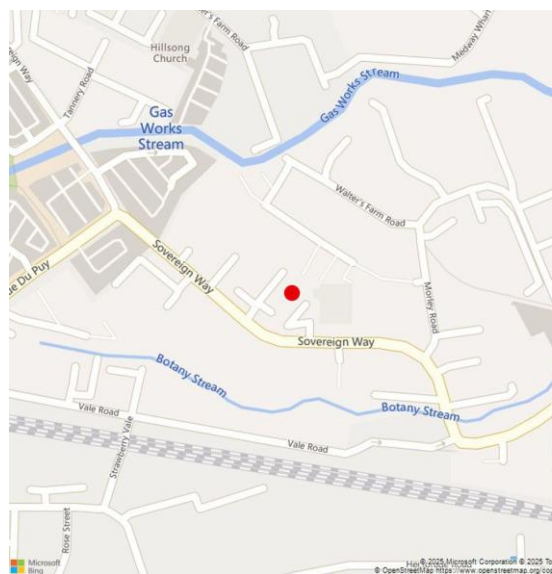
According to the Valuation Office Agency website the Rateable Value is £51,500 .
For information regarding business rates please visit Gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Targeting B rating on completion of works



Viewing

By appointment, please contact:

Mark Coxon
01622 234886
mcoxon@caxtons.com

Joint Agent: Ryan

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