



Unit 2 Botany Trading Estate

Sovereign Way, Tonbridge, TN9 1RS

**Undergoing extensive
refurbishment to include a
new roof - Available Q1 2026**

6,643 sq ft
(617.15 sq m)

- Eaves height 3.9m rising to 5.2m
- High profile main road frontage
- LED lighting throughout
- 2 full height roller shutter doors
- Kitchenette
- Separate WCs

Summary

Available Size	6,643 sq ft
Rent	Rent on application
Rateable Value	£51,500 wef April 2023. Interested parties are however advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 2 full height roller shutter doors, 1 on the side elevation and the other on the rear elevation. There are good sized dedicated side and rear yard areas.

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 approximate GIA areas:

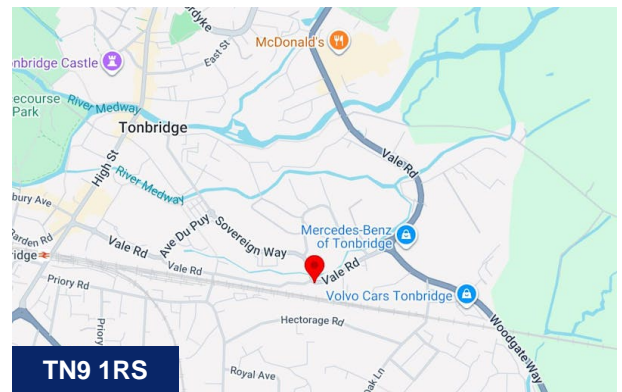
Name	sq ft	sq m
Ground - Floor Warehouse	4,846	450.21
Ground - Floor Offices / Ancillary Areas	1,797	166.95
Total	6,643	617.16

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

EPC

Targeting B rating on completion of works.



Viewing & Further Information



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