



Ats

Unit 4 Sovereign Way, Tonbridge, TN9 1RS

Industrial unit to let in Tonbridge

5,002 sq ft
(464.70 sq m)

- Good connectivity to the A26 Main Road, linking to the M25
- Located within an established industrial estate
- Large forecourt
- Additional yard area at the side of the property

Summary

Available Size	5,002 sq ft
Passing Rent	£46,000 per annum
Rateable Value	£36,250
EPC Rating	Upon enquiry

Description

The property comprises a single storey warehouse with four bays. The building is constructed with brick and a steel frame under a steel trussed roof. Attached to the workshop is a single storey flat roofed extension, which has a reception area, customer waiting room, staff room and separate customer and staff WC facilities. The property benefits from a yard area at the side, with access to the rear of the building via a steel rolling shutter door. Substantial parking available, with spaces located at both the front of the property, fronting Morley Road and at the end of the property along Sovereign Way.

Location

Situated on the corner of Morley Road and Sovereign Way in an established industrial and trade area in Tonbridge. The property benefits from excellent connectivity, with the A21 bypass approximately 1.5 miles to the south via Woodgate Way (A26), providing a direct link to the M25 at Junction 5, around 11 miles to the north.

Tonbridge mainline station and town centre amenities are within approximately 0.5 miles to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,002	464.70
Total	5,002	464.70

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

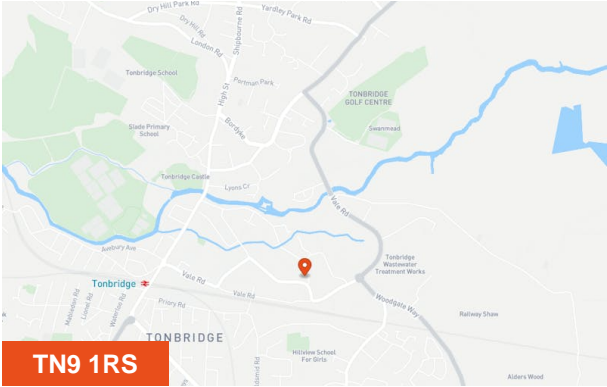
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

The property is available by way of assignment of the existing lease, expiring 24.06.2032, with an option to break in June 2027. The unit is subject to a rent review in June 2027.



Viewing & Further Information

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