

UNIT TO LET

5,580 ft² (518.39 m²)



PROMINENT TRADE
COUNTER



REFURBISHED



ACCESSED FROM A26



TOOLSTATION

**EDMUNDSON
ELECTRICAL**

gap

CTD
ceramic tile distributors

UNIT 406

Topps Tiles

HOWDENS



www.ipif.com/postern

TRADE COUNTER UNIT TO LET

UNIT 406, POSTERN TRADING ESTATE
VALE ROAD, TONBRIDGE, TN9 1SU

IPIF
TRADE

LOCATION

Postern Trade Estate is located on the eastern side of Tonbridge, prominently situated on the A26 Vale Road in a mixed commercial, albeit predominantly industrial area approximately 1.6 km (1 mile) from the town centre. Vale Road provides a direct link into central Tonbridge as well as linking up with the A21 to the south which provides direct access to Junction 5 of the M25 motorway 8 miles to the north.

DESCRIPTION

The property comprises a trade park constructed in the 1970s which provides 11 units in 2 terraces. The units are of concrete frame construction with cement roof coverings incorporating roof lights. The elevations consist of brick and blockwork external cavity walls. The eaves height is approximately 5.1 m (17 feet) to the underside of the haunch and each unit has full height loading doors leading to its own dedicated car parking and loading area.

SPECIFICATION

- Open plan warehouses
- Prominent Trade counter location
- Electric roller shutter loading door
- Good car parking allocation
- Three phase power

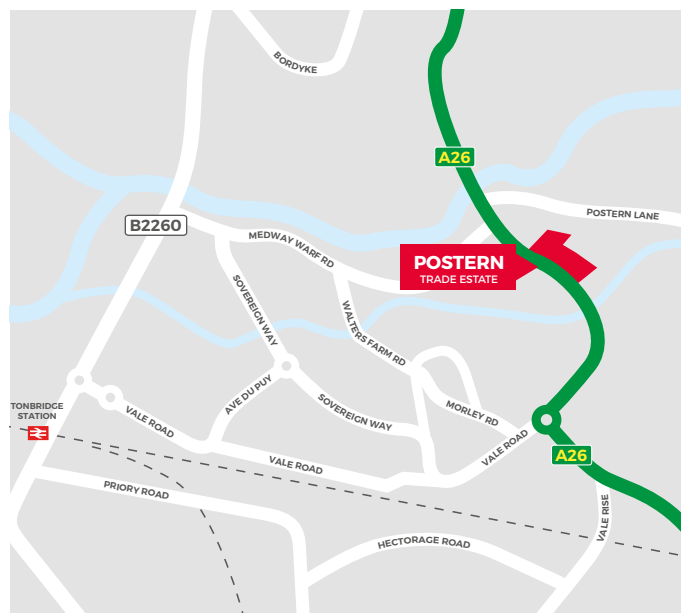
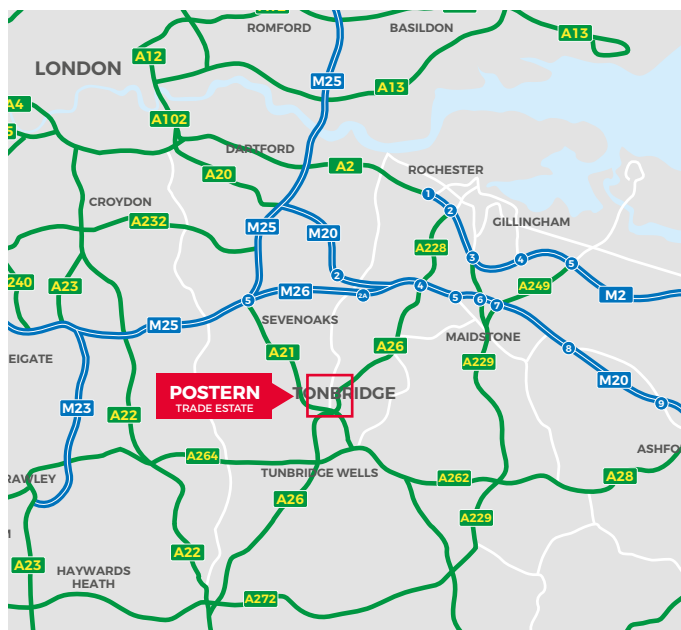
LEASE TERMS

The unit is available on a new full repairing and insuring lease.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 4 (406)	M ²	FT ²	EPC
Total	518.39	5,580	D-82



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

On behalf of the landlord



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