

UNIT TO LET

13,530 ft² (1,257 m²)



PROMINENT
TRADE COUNTER



GOOD PARKING
ALLOCATION



3 PHASE
POWER SUPPLY



www.ipif.com/deacon

TRADE COUNTER WAREHOUSE UNIT TO LET

DEACON TRADING ESTATE
VALE ROAD, TONBRIDGE, TN9 1SU

IPIF



LOCATION

Deacon Trading 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 unit is a mid-terrace light industrial / warehouse unit of steel portal frame construction. The unit benefits from a clear internal height of 5.1 m (17 feet), an electric loading door and a dedicated car parking and loading area.

SPECIFICATION

- Refurbished (subject to landlords further works)
- Warehouse
- Prominent trade counter location
- First floor offices
- Electric roller shutter loading door
- Good car parking allocation
- Three phase power supply

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 8	M ²	FT ²
Ground Floor	1,186	12,766
First Floor	71	764
Total	1,257	13,530



On behalf of the landlord



Aaron Burns
aaron.burns@ipif.co.uk



Peter Davidson
peter.davidson@jll.com
07920 597 574
Leah Cave
leah.cave@jll.com
07523 929 301



Dominic Tomlinson
dominic.tomlinson@bracketts.co.uk
01732 378 993
Dominic Barber
dominic.barber@bracketts.co.uk
01732 378 993

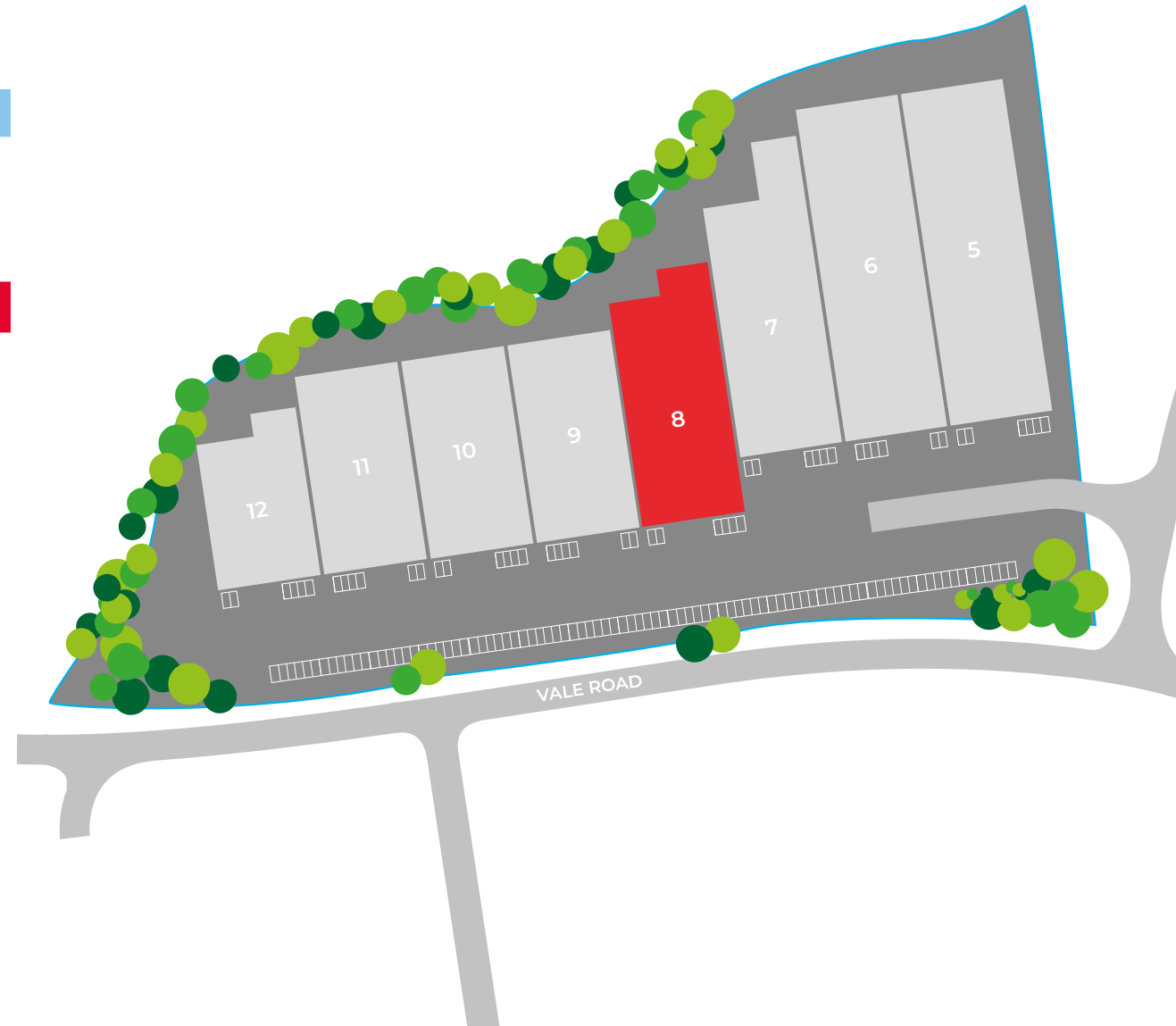
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AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
5	TONBRIDGE PARTS PLUS	1,712	18,429
6	LOK'N STORE LTD	1,716	18,471
7	WOLSELEY	1,469	15,813
8	TO LET	1,257	13,530
9	VR PRINT LTD	1,025	11,031
10	PLUMBING TRADE SUPPLIES	1,028	11,064
11	HOWDENS	1,040	11,198
12	SCREWFIX DIRECT LTD	834	8,978



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LEASE TERMS

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

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 are available on request. Subject to update following the completion of landlords works.



On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

JLL
029 2022 7666
jll.co.uk/landlord

Peter Davidson
peter.davidson@jll.com
07920 597 574
Leah Cave
leah.cave@jll.com
07523 929 301

bracketts
est. 1828
01732 350503
bracketts.co.uk

Dominic Tomlinson
dominic.tomlinson@bracketts.co.uk
01732 378 993
Dominic Barber
dominic.barber@bracketts.co.uk
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