



2 Archers Park

Branbridges Road, East Peckham, Tonbridge, TN12 5HP

Warehouse / Industrial Unit Refurbished To As New

3,264 sq ft
(303.24 sq m)

- Eaves height approx. 6 m rising to 7.1 m at the apex
- Contemporary high spec ground and first floor air-conditioned offices
- LED lighting with PIR control
- CCTV, door entry, fire and intruder alarm systems
- Newly fitted kitchenette & separate WCs

Summary

Available Size	3,264 sq ft
Rent	Rent on application
Rateable Value	£41,500 wef 1 April 2026. Interested parties are 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	B (47)

Description

Archers Park comprises a development of 10 units built in 2007.

Unit 2 which has been extensively refurbished to as new condition is a mid terraced unit of steel portal frame construction with a profile steel sheet roof with approx. 10% double skin roof lights with elevations of composite cladding above facing brick/block cavity walls.

The unit has generous office accommodation over both ground and first floors. At ground floor the accommodation provides a reception area, male WC and female/disabled WC, a kitchenette and office/meeting room to the rear.

At first floor the office accommodation is predominantly open plan layout with a glass partitioned private office to the rear.

A direct fibre internet connection is available to the unit providing speeds of up to 1000 Mbps.

Location

Archers Park is situated between the A228 dual carriageway East Peckham by-pass and the Branbridges Road. The development is in an extremely high profile position adjacent to a petrol filling station and a 24 hour Co-Op. Unit 2 fronts the Branbridges Road adjacent to the entrance to the petrol station.

The A21 is around 5 miles to the south and the M26/M20 motorways at Wrotham Heath are around 5 miles to the north.

Accommodation

The accommodation comprises the following approximate GIA areas:

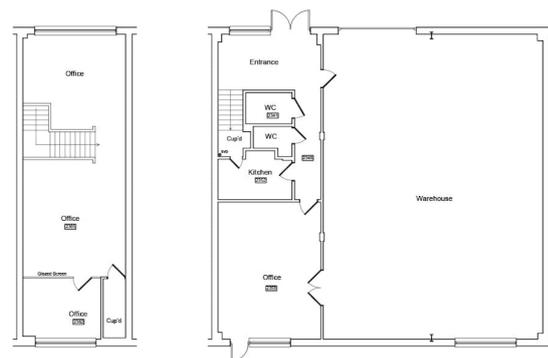
Name	sq ft	sq m
Ground - Floor Warehouse	1,672	155.33
Ground - Floor Office / Amenities	791	73.49
1st - Floor Office	801	74.42
Total	3,264	303.24

Rent Deposit

The incoming tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease

Terms

Available to be let by way of a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



Tom Booker

01322 285 588 | 07584 237 141

Tom.Booker@Ryan.com