



**WAREHOUSE WITH HIGH OFFICE
CONTENT ON POPULAR ESTATE
2,690 SQFT (250 SQM)**

FOR SALE /TO LET

bracketts est. 1828

**1 Archers Park, Branbridges Road
East Peckham, Tonbridge, Kent, TN12 5HP**

**WAREHOUSE WITH HIGH
OFFICE CONTENT ON
POPULAR ESTATE
2,690 SQFT (250 SQM)**

FOR SALE/ TO LET

**I ARCHERS PARK
BRANBRIDGES ROAD
EAST PECKHAM
TONBRIDGE
KENT TN12 5HP**



132 High Street
Tonbridge
Kent
TN9 1BB

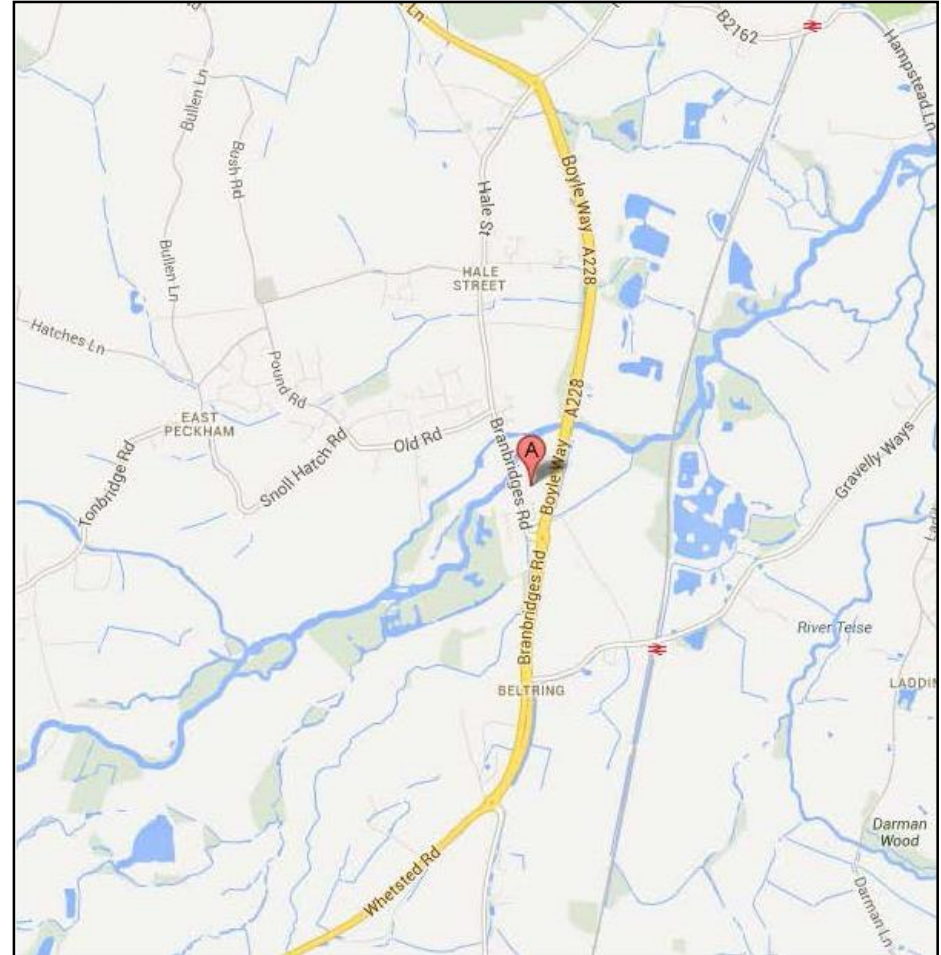
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E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



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 4 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.

DESCRIPTION

Archers Park comprises a development of 10 units built about 7 years ago.

Unit 1 is an end terraced unit of steel portal frame construction with profiled steel sheeting to roof with approx. 10% double skin roof lights with elevations of composite horizontal 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 single office area, WC and the warehouse area, and at first floor an office with kitchenette.

FLOOR AREAS

The unit has the following approx. gross internal floor areas:

Ground Floor	2,085 sq ft
First Floor	605 sq ft
TOTAL	2,690 sq ft [250 sq m]

AMENITIES / SPECIFICATION

- Eaves height approx. 6m
- High quality ground and first floor offices with air conditioning
- Tea making area
- Aluminium double glazed windows
- Electrically operated up and over loading door
- Block paved and landscaped external areas
- 8 car spaces

TERMS

Available to be let by way of a new full repairing and insuring lease for a term by arrangement at £27,000 per annum payable quarterly in advance plus VAT.

OR

We have been instructed to seek offers in the region of £450,000 exclusive for the Freehold interest, subject to contract.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

Description: Warehouse and Offices
Rateable Value £21,000. The UBR for 2019 / 2020 is 49.4 pence in the £.

EPC

EPC awaited.

RENT DEPOSIT

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

NB THE PHOTOS WITHIN THE BROCHURE ARE HISTORIC.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503.**

Contact:

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Or

John Giblin

Email john.giblin@bracketts.co.uk

February 2020

Important Notice:

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