

INDICATIVE LINE FOR IDENTIFICATION PURPOSES ONLY



**TO LET** 405 SQ M (4,360 SQ FT)

INDUSTRIAL / WAREHOUSE UNIT

UNIT 1B MUNDAY WORKS, (off MORLEY ROAD), TONBRIDGE, KENT, TN9 1RA

est. 1828  
**bracketts**

## LOCATION

The property is situated on the Munday Works Estate just off Morley Road, comprising part of the Tyler Works and Munday Works complex, located within the centre of Tonbridge and close to the High Street and mainline station. The property is 1.5 miles from the A21 bypass, providing a direct link to the M25 motorway network at Jct. 5 around 8 miles to the north.

## DESCRIPTION

Comprises an end of terrace warehouse unit of part concrete and part steel framed construction below a pitched roof incorporating double skin roof lights, with part brick and part clad elevations. The minimum eaves height is c.4.5m (15 ft).

The unit has a single up and over roller shutter loading door, and separate male and disabled WCs.

Directly opposite the unit is a triangular area of land for 14 or more cars with blocking.

## FLOOR AREAS

The unit has an approx. gross internal floor areas of 405 sq m (4,360 sq ft)

## SPECIFICATION

- Mechanical roller shutter up and over loading door
- Three phase power
- Separate WCs
- Ample parking

## TERMS

The premises is available to be let, by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

## RENT

£52,250 per annum exclusive, plus VAT. The rent is to be paid quarterly in advance.

## BUSINESS RATES

Enquiries of the VOA Website indicate that the property has a Rateable Value of £28,750.

The UBR for 2024/25 is 49.9p in the £.

## SERVICE CHARGE

An estate service charge is payable equivalent to 5% of the annual rent payable quarterly in advance.

## RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## EPC

To be assessed

## VIEWING

Strictly by appointment through sole agents Bracketts:

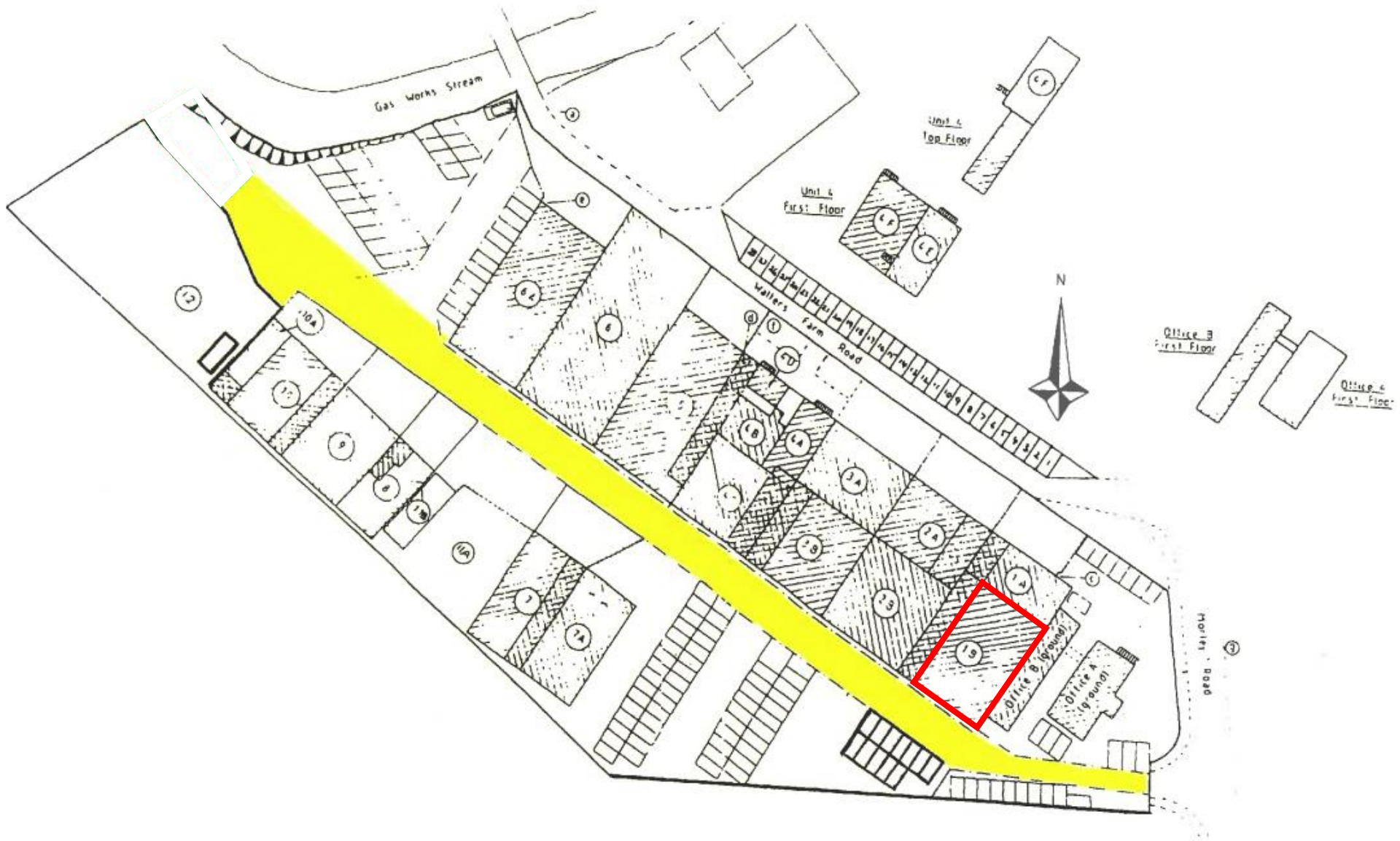
Telephone: **01732 350503**

**Dominic Tomlinson**

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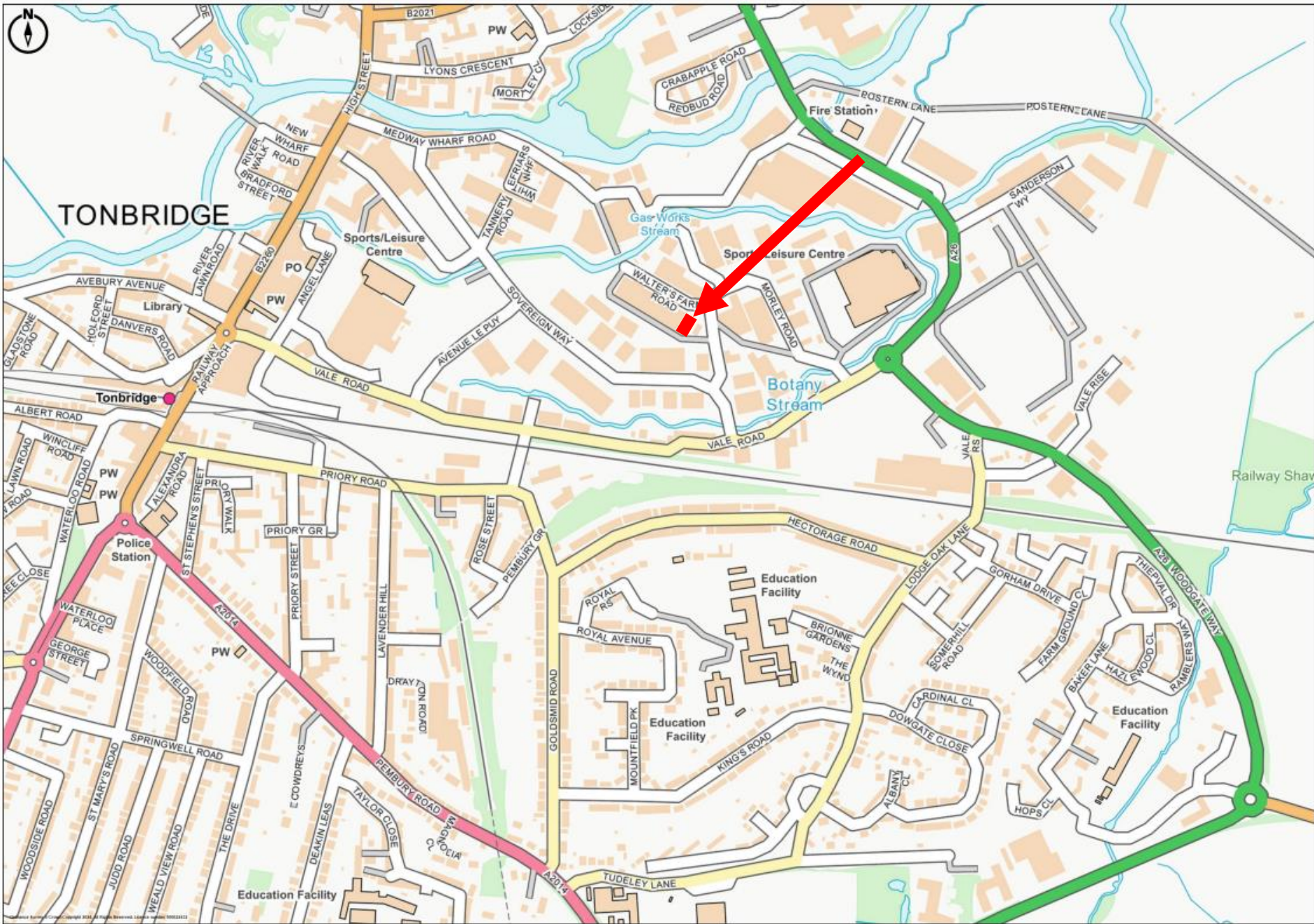
*Subject to contract*





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APPROX. 405 SQ M (4,360 SQ FT)

UNIT 1B  
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WINNER

2024 ANNUAL AWARDS

**TOP AGENCY**

**bracketts** est. 1828

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Tonbridge

Kent TN9 1BB

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