

UNIT TO LET

9,605 ft² (892 m²)



PROMINENT TRADE
COUNTER



REFURBISHED



ACCESSED FROM A26



Furniture
Lighting
Centre

EDMUNDSON
ELECTRICAL

TOOLSTATION

gap

CTD
ceramic tile distributors

B&P

Topps Tiles

UNIT 402

Alsford
The Timber & Building Experts

WOLSELEY

CITY PLUMBING
SUPPLIES

HOWDENS

SCREWFIX

VALE ROAD

www.ipif.com/postern

TRADE COUNTER UNIT TO LET

UNIT 6, 402, POSTERN TRADING ESTATE
VALE ROAD, TONBRIDGE, TN9 1SW

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 forms part of a trade park constructed in the 1970s which provides 11 units in 2 terraces. The unit is of concrete frame construction and has been upgraded with overclad roof and external elevations. The eaves height is approximately 5.1m (17 feet) to the underside of the haunch and has a full height loading door leading to its own dedicated car parking and loading area.

SPECIFICATION

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

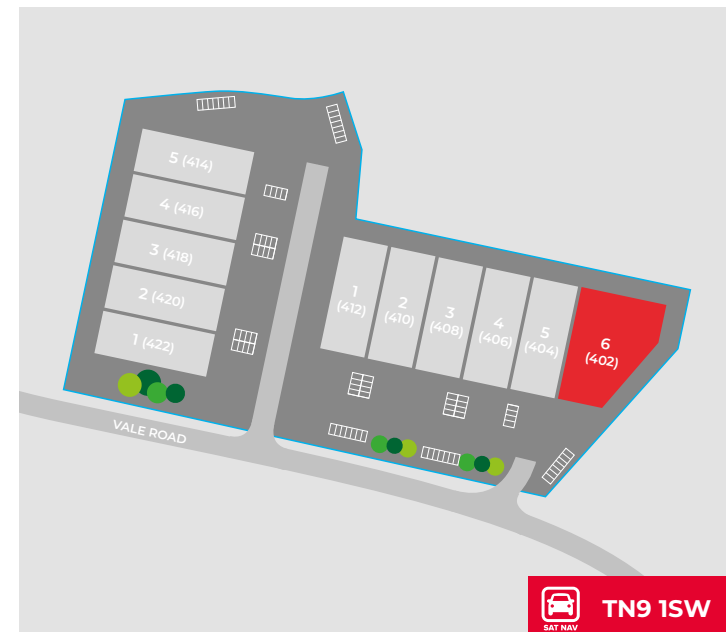
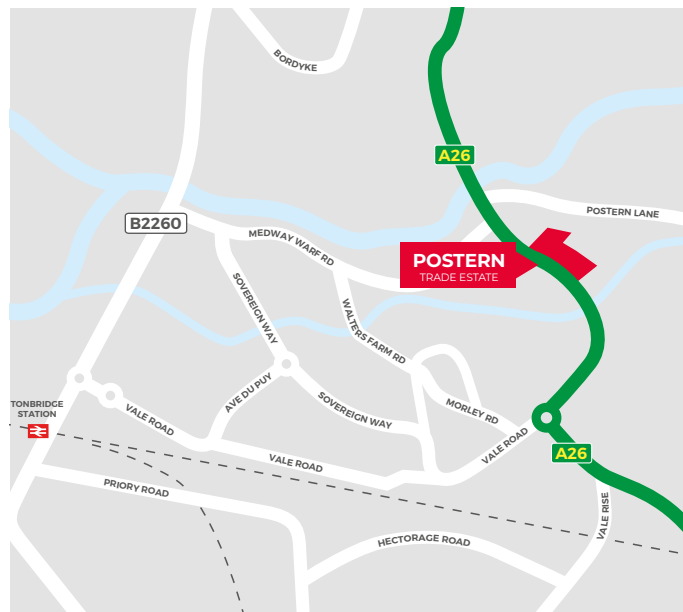
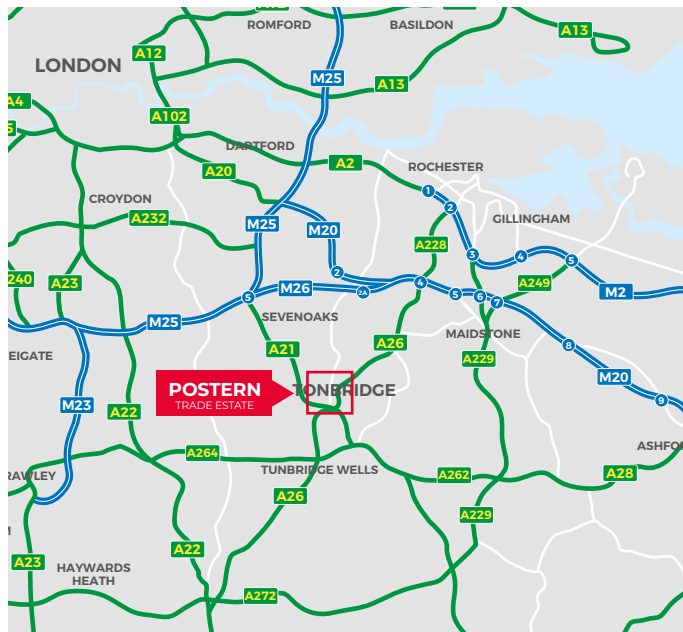
LEASE TERMS

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

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 6 (402)	M ²	FT ²	EPC
Total	892	9,605	D-92



 **TN9 1SW**

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 IPF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

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