



chartered surveyors
and property consultants



88 Judd Road • Tonbridge • Kent TN9 2NJ

Offices / Light Industrial Building - To Let - 2004 sq ft (186 sq m)



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Situation

This property is situated on the southwest side of Tonbridge, close to Quarry Hill Road and its junction with A21 (T) and the A26 – from here Junction 5 of the M25 is 9.5 miles distant. Judd Road is a predominantly residential area. Judd Road is ½ a mile from Tonbridge High Street and within a ¼ of a mile of the main line railway station, where there is direct service to London.

Description

The property comprises a former Depository building which is arranged over two floors. Both floors are arranged as predominately open plan offices, with the first floor also having a separate meeting room. There are kitchens on each floor. There is self-contained access to the first floor by way of a side door. The property is available from the end of August 2022.

Amenities

- Open plan floors.
- 3-phase power supply.
- Gas fired central heating system.
- LED lighting units.
- Doubled glazed UPVC windows
- Carpeted.
- Two kitchens
- WCs
- Parking for 5 cars

Note - (The tenant has recently installed an air conditioning system, which is available to the incoming tenants at a price to be negotiated).

Floor Area

2004 sq ft (186 sq m) – evenly spread over two floors.

Rent

£27,500 per annum exclusive of all other outgoings.
VAT is not applicable.

Terms

A new full repairing and insuring lease is available by arrangement

Business Rates

Rateable value of £12,000 - Small Business Rates Relief may apply.

Viewing Arrangements

Strictly by appointment and accompanied through the sole letting agents.



COMMERCIAL

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