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and property consultants



Yard & 5d Cannon Bridge Industrial Estate • Cannon Lane • Tonbridge • Kent TN9 1PP
Secure Yard / Parking of approximately 1 acre with workshop premises of 3893 sq ft - To Let



Location

Cannon Bridge industrial Estate is conveniently situated in the heart of Tonbridge's industrial estate with easy access to the A21 (T), approximately 1 ¼ miles distant.

Description

Comprises a large open hard standing site, fenced and secured, of approximately 1 acre - (Promap), together with a vehicle workshop premises with inspection pit.

Floor Areas - Workshop

Main workshop area –	2830 sq ft
Ancillary – offices, stores, etc –	1063 sq ft
Total -	3893 sq ft (362 sq m)

Rent

Combined current rent of **£39,771.84 per annum**, exclusive of all other outgoings.

Lease Terms

Our client is seeking to assign both coterminous leases. Details of each as follows:-

Main Lease – 5d Cannon Bridge Industrial Estate, Tonbridge

Term - Lease commenced on the 2nd March 2013, and is for a period of 10 years and thus will expire on 1st March 2023.

Rent - £32,250 per annum exclusive of all other outgoings.

Rent Review - There is an upward only review at the end of the 5th year of the term.

Service Charge - Calculation based on 7.5% of the passing rent.

Insurance - Landlord insures and the tenant reimburses the premium.

Repairs - To keep the premises in good and substantial repair. There is no schedule of condition attached to the lease.

User - Bus depot & parking and offices (defined individually with coloured plans)

Landlord & Tenant Act Protection - The lease is within the act and therefore protected.

Additional Lease – Land at Swanmead Lane, Cannon Lane Industrial Estate, Tonbridge

Term - Coterminous with the main lease and thus will expire on 1st March 2023.

Rent - Current rent is £ £7521.84 per annum exclusive of all other outgoings.

Rent Review - The rent is increased annually by indexation to the Retail Price Index.

Service Charge - Calculation based on 7.5% of the passing rent.

Insurance - Tenant currently insures within block policy.

Repairs - To keep the premises in good and substantial repair. There is no schedule of condition attached to the lease.

User - Vehicle parking

Landlord & Tenant Act Protection - The lease is within the act and therefore protected.

Business Rates

Described as Workshop & Premises with a rateable value of £19,000.

Interested parties are advised to contact Tonbridge & Malling Council to establish the rates payable - 01732 844522.

Viewing Arrangements

Strictly by appointment and accompanied as the site is still in operation.

Important Note:

Subject to accounts & references. A rent deposit may be required.

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COMMERCIAL

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