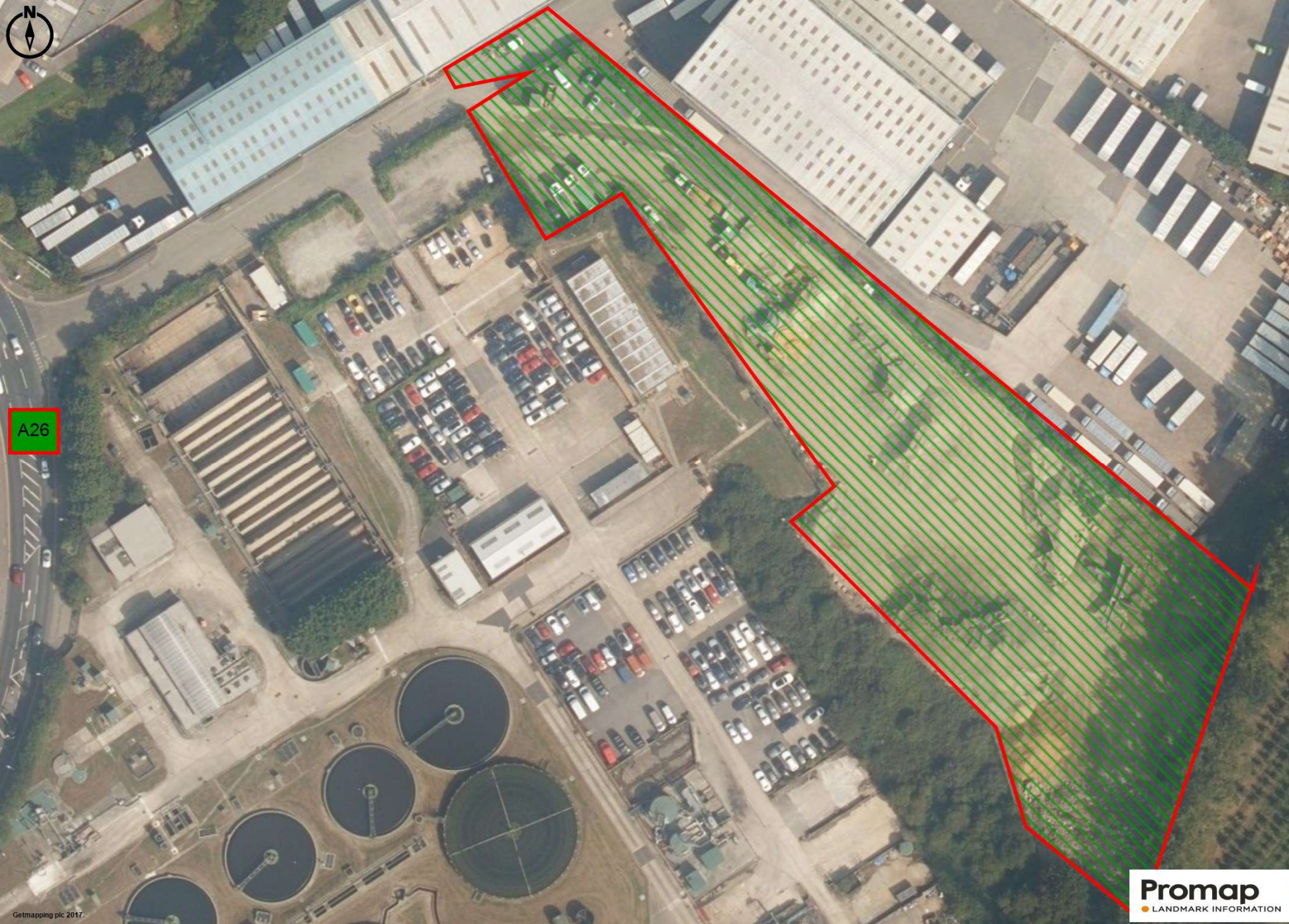




chartered surveyors  
and property consultants



Land at Sanderson Way • Tonbridge • Kent TN9 1QF

**Commercial Site - For Sale / To Let – approx. 2.35 acres**

# COMMERCIAL

## Location

Sanderson Way is accessed directly off Vale Road (A26) on the established trading estate and out of town retail district, just to the east of Tonbridge town centre.

There is easy road access to the A21 (T) which is 1.4 miles distant, with Junction 5 of the M25 a further 10 miles to the north.

The town's mainline train station is about 1 mile to the west.

## Description

A broadly level site, currently being used as an aggregate and topsoil recycling facility, extending to approximately 2.35 acres.

On completion of a lease or sale the vendors undertake to grade and level the site.

## Planning History

- September 1967 – Controlled tipping of household refuse granted with conditions.
- July 1997 – Erection of 6m columns for floodlighting and CCTV.
- February 2011 – Request for a screening opinion as to whether the screening of a secondary aggregate and topsoil production facility, incorporating a primary aggregate, secondary aggregate, and topsoil depot would require an environmental impact assessment - screening opinion EIA not required.

## Terms

Our client will consider either leasing or selling the site.  
Further detail on application.

## Rent / Price

Guide Rent - **£175,000 per annum**, exclusive of all other outgoings.

Guide Price – Offers in excess of **£1.85 million**.

## Business Rates

The Rateable Value is £39,750. Interested parties are advised to check the amount payable directly with Tonbridge & Malling District Council – 01732 844522.

## Service Charge

Details of application.

## Viewing Arrangements

**Strictly by appointment and accompanied through the joint agents - This is an operational site.**

T – **01892 552500**

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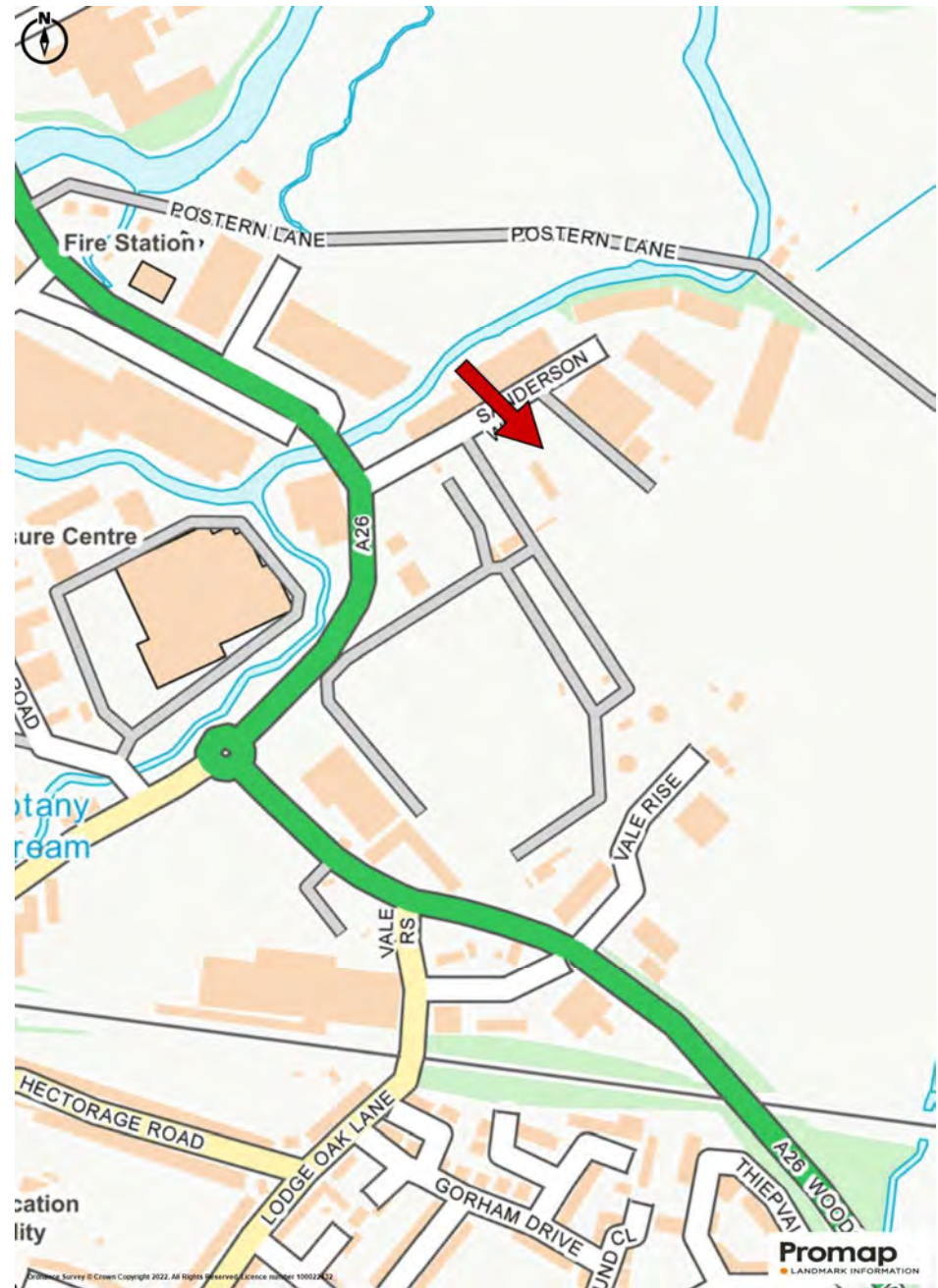
## Disclaimer

### IMPORTANT NOTE:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to contract, proof of funding, accounts & references**



Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

