



8,040 SQ.FT. (746.9 M²)

Warehouse/Business Unit

TO LET



**Tower House (Part)
Vale Rise
Tonbridge
Kent
TN9 1TB**

01732 897997

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LOCATION: The property is prominently located at the junction of Vale Rise and the A26 Woodgate Way in an established industrial/trade location on the edge of the Town centre and within walking distance of the mainline railway station. The A21 bypass is approximately 1.25 miles to the south providing access to J5 M25 some 8 miles to the north.

DESCRIPTION: An end of terrace unit arranged over ground and first/mezzanine floors which is currently used for storage, workshop, training, offices and retailing.

- Excellent parking at the front and to the rear.
- Two roller shutter goods doors
- Suitable for a variety of uses

ACCOMMODATION:

Ground Floor	
Storage, Offices/Ancillary	4,332 sq.ft. (402.5 m ²)
First Floor/ Mezzanine	
Offices, Ancillary	3,708 sq.ft. (344.4 m ²)
Total	8,040 sq.ft. (746.9 m²)

RATES: According to the Valuation Office portal, the premises have a rateable value of £66,000 with rates payable for the year 2023/24 of approximately £36,000.

TERMS: The premises are available to let on terms to be agreed

RENTAL: £60,000 pa exclusive

EPC: The property has a current EPC rating of E (108)

Further information and viewing contact Tim Bishop of the sole agent on 07808 328051.

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