MARTINE WAGHORN
CHARTERED SURVEYORS

Industrial / Warehouse
For Sale

Units 6 & 9

Drayton Road, Tonbridge, TN9 2BE

Two warehouse units with parking

4,695 to 13,421 sq ft

(436.18 to 1,246.85 sq m)

- Mid and semi detached units
- Circa 5.25m eaves
- Unit 6 Loading door to front and rear
- Unit 9 Loading door to front
- 1st floor offices
- Parking and loading to front and rear
- A21 within 0.5 miles

Units 6 & 9, Drayton Road, Tonbridge, TN9 2BE

Summary

Available Size	4,695 to 13,421 sq ft
Price	Price on application
Rates Payable	£31,200 per annum The units are currently jointly assessed by the Valuation Office.
Rateable Value	£65,000
VAT	Applicable. VAT is payable on the sale at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Description

Unit 6 - A mid terraced unit of steel frame with brick, part corrugated sheet metal clad elevations under a pitched metal truss roof with corrugated roof, intermittent roof lights, eaves height of 5.25m, double glazed windows to the front at ground and first floor. There is a loading door to front and rear with additional to two stores to the rear. The ground floor comprise of reception/office, kitchen and separate WC's with first floor being 3 partitioned offices benefiting from lighting, wall mounted air conditioning units and electric heaters. Externally to the front there is loading and parking for circa 5 vehicles.

Unit 9 - Situated to the rear of unit 6 is an attached warehouse of steel frame with part block-work, part brick and cladding to the front elevation with corrugated sheet metal to the remainder, under a twin pitched corrugated roof. Ground floor comprises a workshop and separate WC's. There is a metal frame, timber decked mezzanine floor either side and the rear, with two offices, lighting, heating and double glazed windows. Externally there is a lean to store of brick supporting piers with profile sheet cladding accessed via a side door. There is parking for circa 5 vehicles.

Location

The property is situated on the established Drayton Road estate which is made up of a number of warehouse/industrial units south of Tonbridge town centre within a residential area and is accessed via Lavender Hill with the A21 less than 0.5 mile, providing direct access to M25 junction 5 circa 10 miles to the north. Tonbridge mainline railway station is within walking distance and provides regular services to all London Stations within 1 hour.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - No. 6	4,695	436.18	Sold
Unit - No.9	8,726	810.67	Sold
Total	**13,421**	**1,246.85**	

Terms

The units are available by way of the sale together, but consideration may be given to selling of individual units.

Viewing & Further Information

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