

Tonbridge Trade Park

Kent

- > 15 new trade/industrial/warehouse units
- > 4,725 - 41,010 sq ft
- > Available 2021

For sale/
To let



Computer generated image of previous Chancerygate development

Chancerygate  | Hines

www.tonbridgetradepark.co.uk

Tonbridge Trade Park

Located in the heart of Tonbridge, providing trade and industrial units

A short walk to the high street

0.9 miles from Tonbridge Rail Station

Tonbridge Station to Central London takes 45 minutes

Surrounded by trade users and car showrooms

Easily Accessible from the A21

The M25 motorway is 10 miles to the north via the A21

Excellent visibility from the A26 and Vale Road



Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	4,381	1,152	5,533
2	3,735	990	4,725
3	4,004	1,066	5,070
4	5,102	1,313	6,415
5	4,822	1,227	6,049
6	5,145	1,066	6,211
7	5,296	1,066	6,362
8	4,822	1,066	5,888
9	4,338	1,066	5,404
10	3,681	1,066	4,747
11	2,949	1,087	4,036
12	6,351	2,605	8,956
13	6,684	1,270	7,954
14	10,247	1,938	12,185
15	13,907	1,668	15,575
TOTAL			105,108



Units 1-15

4,036 up to 44,668 sq ft (units 12-15 combined)

General Specification

Industrial/warehouse/ trade counter units which can be fitted out by Chancerygate, or finished to a shell specification for occupiers to undertake fit out to suit their own specific occupational needs.

- Units 1-11
7.9m clear internal height
- Units 12-15
8.4m clear internal height
- First floor for storage or suitable for fitting out as office space
- 37.5kN sq m floor loading
- Electric loading doors
- Ability to combine units
- Landscaped environment
- Secure trade park

Planning use

B1 (c), B2 and B8 (industrial, warehouse and trade counter) uses.

Terms

Available to let or for sale.

Tonbridge Trade Park



Previous Chancerygate development



Alternative layout

41,010 sq ft

General Specification

Alternatively, units 12-15 can be replaced with one unit, which will feature a dedicated yard.

- Min 10m clear internal height
- First floor for storage or suitable for fitting out as office space
- 50kN sq m floor loading
- Electric loading doors
- Private gated yard
- Landscaped environment
- Up to 39m yard depth
- Passenger Lift

Planning use

B1 (c), B2 and B8 (industrial, warehouse and trade counter) uses.

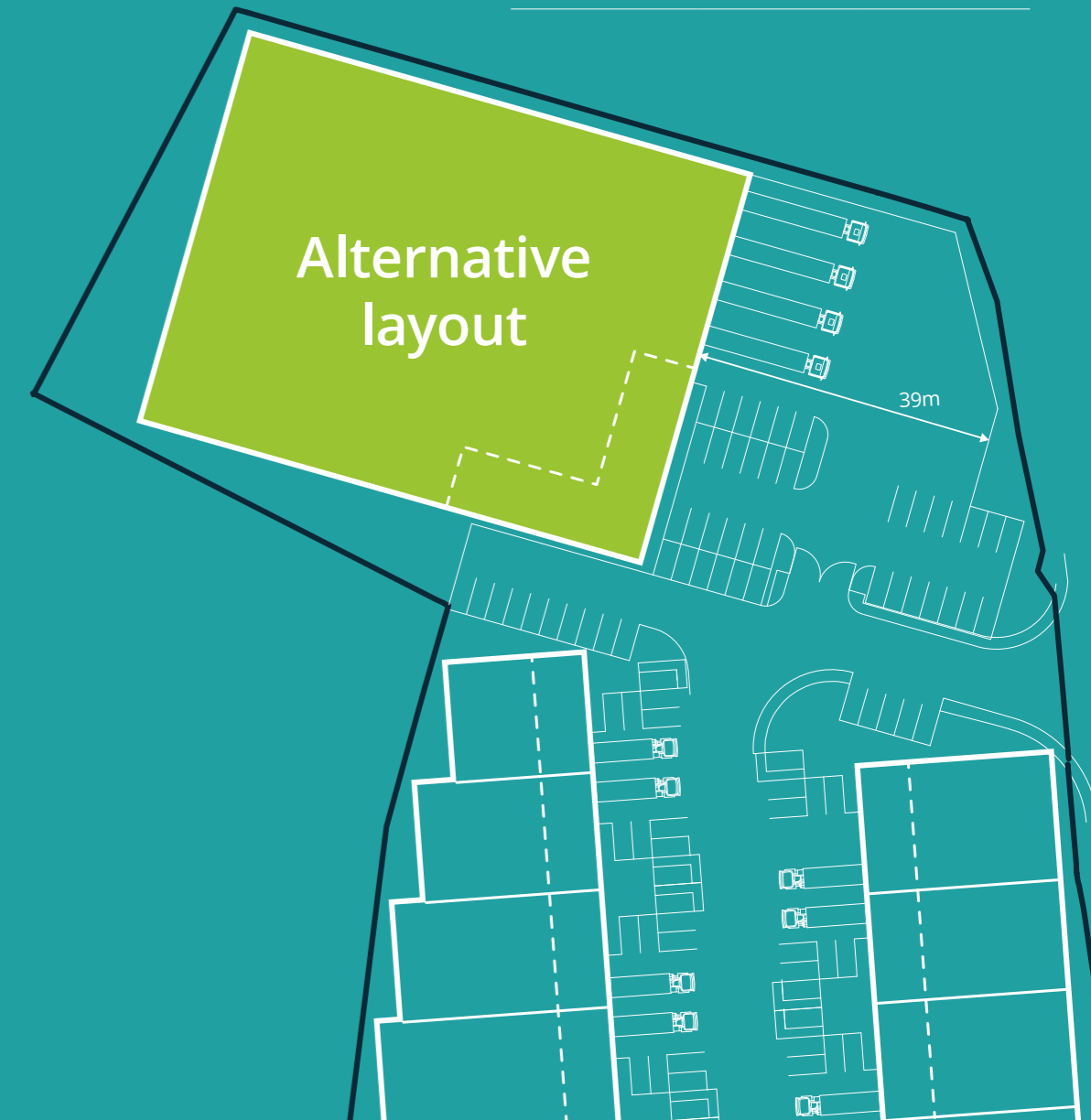
Terms

Available to let or for sale.

Accommodation

All areas are approximate on a GEA sq ft basis.

Ground Floor	First Floor	Total
37,243	3,767	41,010

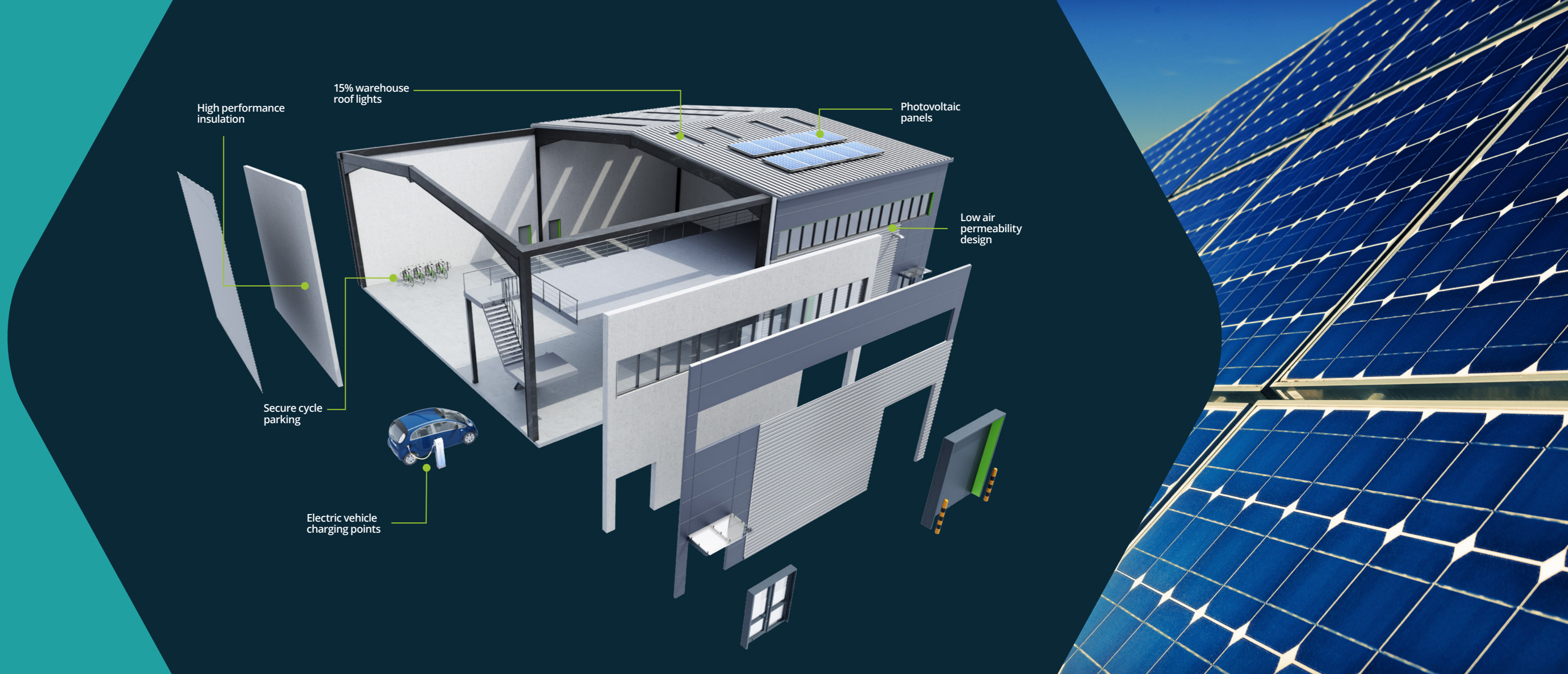


Green Credentials

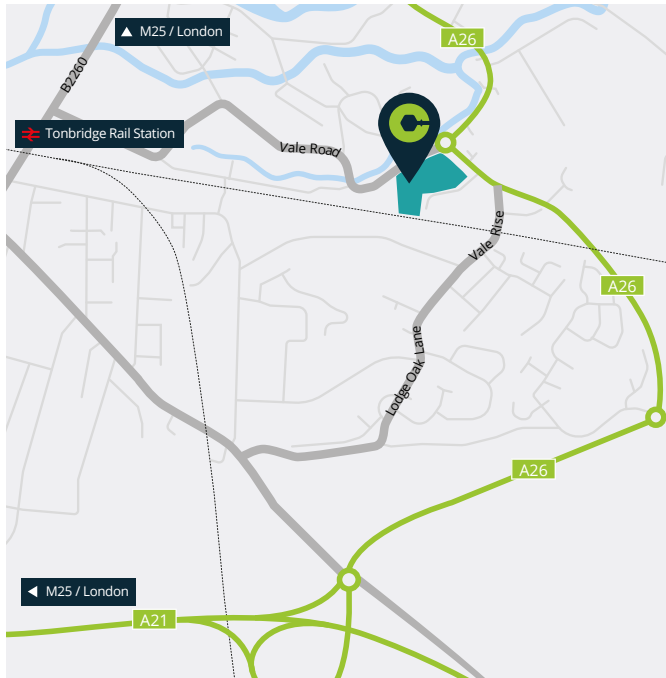
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC certificate rating of B
- Secure cycle parking



Tonbridge Trade Park



www.tonbridgetradepark.co.uk

Travel Distances

Road

Tonbridge Town Centre	1 mile
Royal Tunbridge Wells	4.5 miles
A21	1.2 miles
M25/M26	10 miles
London	28 miles

Rail:

Tonbridge Rail Station	0.9 miles
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Airport:

Gatwick	26 miles
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More information available
through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2019.

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