

Tonbridge Trade Park

Tonbridge, Kent

TN9 1GN

- ▶ 15 new trade/industrial/warehouse units
- ▶ 3,647 - 12,410 sq ft (units combined)

To Let

Available now



www.tonbridgetradepark.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

- ▶ Located in the heart of Tonbridge, providing trade, warehouse, industrial and other road side opportunities
- ▶ 1 mile from Tonbridge Town Centre
- ▶ Surrounded by trade users and car showrooms
- ▶ 0.9 miles from Tonbridge Rail Station
- ▶ 45 minutes by train from Tonbridge Station to Central London
- ▶ 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	Unit	Ground Floor	First Floor	Total
1	HFD LIMITED			9	4,358	1,102	5,460
2	3,647	-	3,647	10	BRIDGER TRANSPORT		
3	EUROCELL			11	FLEET MANAGED PRINT SOLUTIONS LTD		
4	FORMULA ONE AUTOCENTRES			12	TUNAP UK LTD		
5	4,856	1,282	6,138	13	ZITA WEST		
6	5,172	1,100	6,272	14	LIND AG LTD		
7	THE FRENCH COMTÉ			15	LARCHFIELD GROUP		
8	4,841	1,103	5,944				

GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Photovoltaic panels on units 1, 2 & 3
- ▶ Air source heat pumps
- ▶ Designed and constructed to BREEAM Very Good



UNIT 2

3,647 sq ft

General Specification

Flexible trade counter/industrial/warehouse unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6.5m clear
internal height



37.5kN sq m
floor loading



Electric loading
doors



Secure
business park



12 year collateral
warranty available



Ideally suited for
trade occupiers



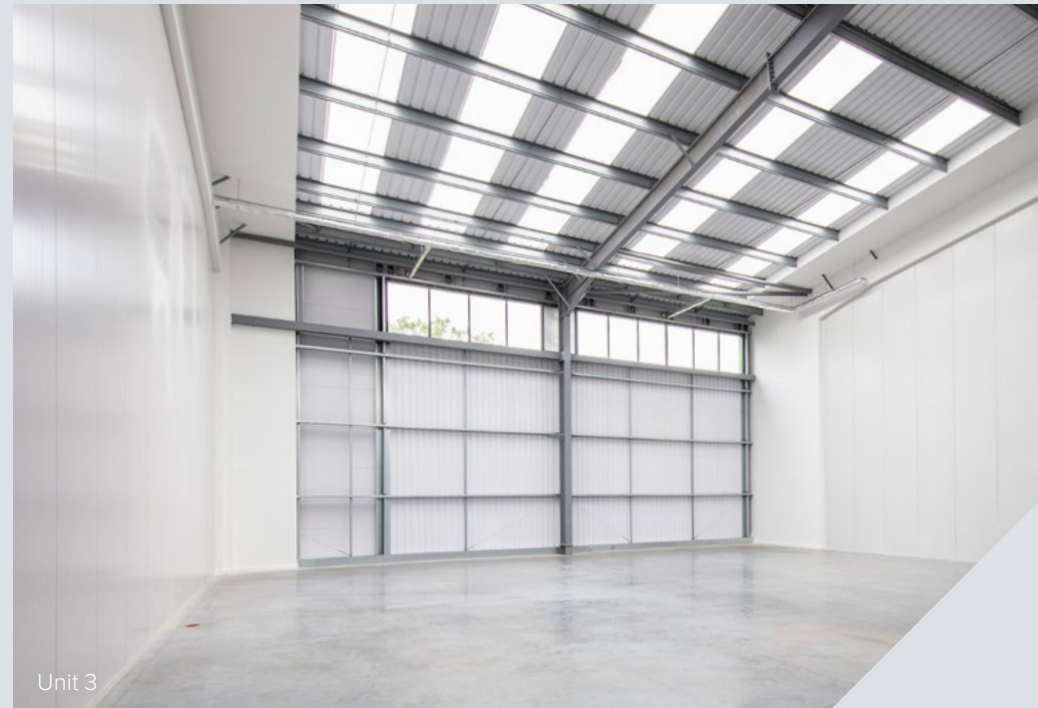
Generous parking
facilities

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.



Unit 3



Unit 1

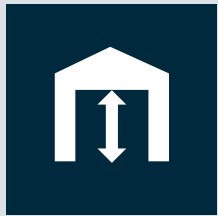


UNITS 5-6 & 8-9

5,460 up to 12,410 sq ft (units combined)

General Specification

Flexible warehouse/industrial units with fully fitted first floor offices.



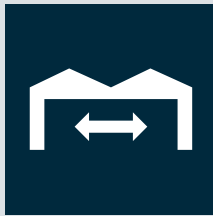
8.4m clear
internal height



37.5kN sq m
floor loading



Electric loading
doors



Ability to
combine units



Secure
business park



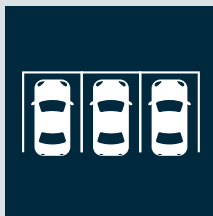
12 year collateral
warranty available



Fitted offices with
comfort cooling



Toilets



Generous parking
facilities

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

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TRAVEL DISTANCES

Tonbridge Trade Park, Ingot Way, Tonbridge, TN9 1GN

Road

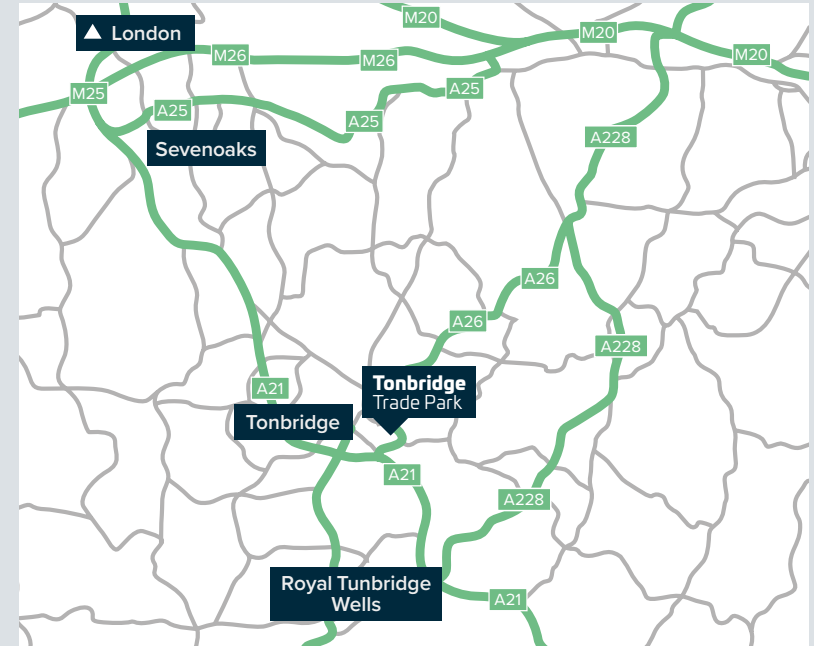
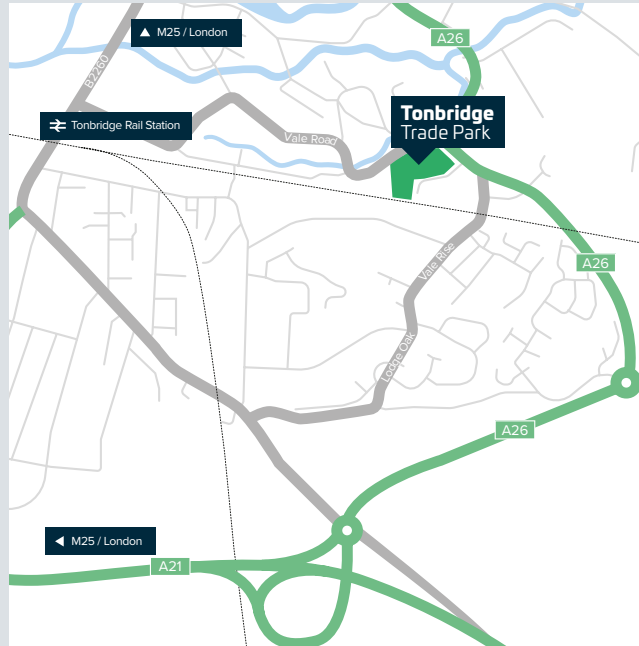
Tonbridge Town Centre	1 mile
Royal Tunbridge Wells	4.5 miles
A21	1.2 miles
M25/M26	10 miles
London	28 miles

Rail

Tonbridge Rail Station	0.9 miles
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Airport

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

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