

Tonbridge Trade Park

Tonbridge, Kent

TN9 1AA

- ▶ 15 new trade/industrial/warehouse units
- ▶ 5,460 sq ft
- ▶ EPC rating A & B

To Let

1 unit remaining



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	HFD LIMITED			10	BRIDGER TRANSPORT		
3	EUROCELL			11	FLEET MANAGED PRINT SOLUTIONS LTD		
4	FORMULA ONE AUTOCENTRES			12	TUNAP UK LTD		
5	CENNOX SIGNAGE & CONSTRUCTION LTD			13	ZITA WEST		
6	CENNOX SIGNAGE & CONSTRUCTION LTD			14	LIND AG LTD		
7	THE FRENCH COMTÉ			15	LARCHFIELD GROUP		
8	ASIANBEAUTYWHOLESALE UK						

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
- ▶ EPC rating A & B



UNIT 9

5,460 sq ft

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



Secure business park



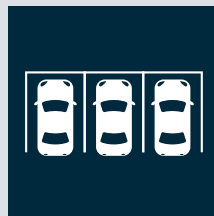
12 year collateral warranty available



Fitted offices with comfort cooling



Toilets



Generous parking facilities

Planning Use

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

Terms

Units are available to lease on terms to be agreed.





TRAVEL DISTANCES

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

Road

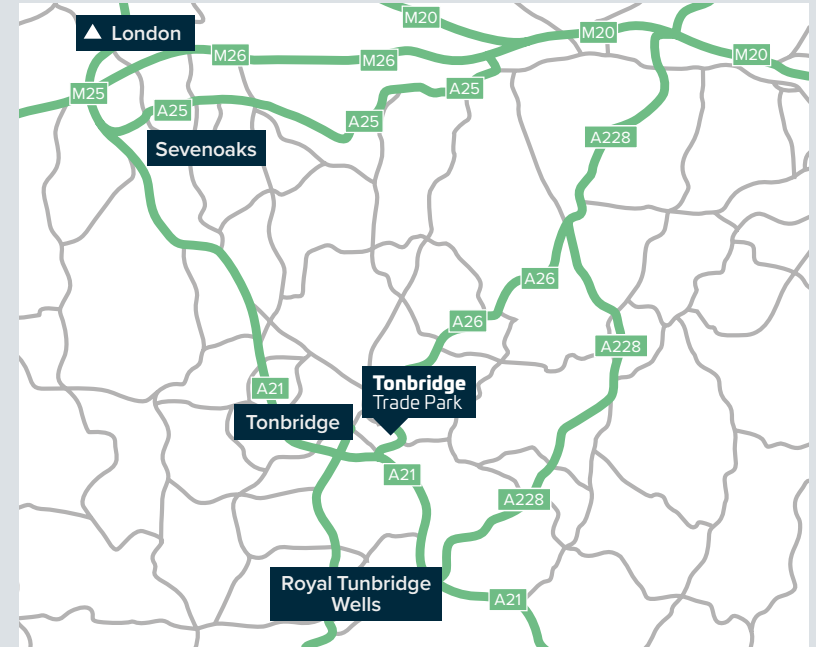
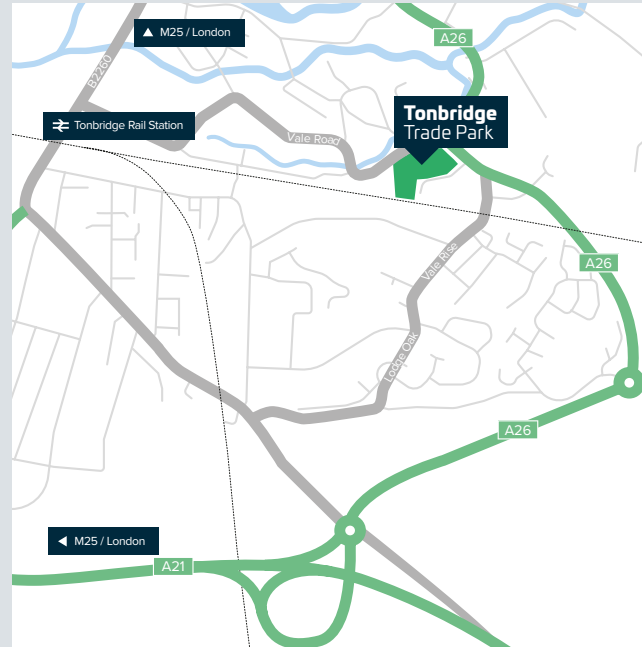
Tonbridge Town Centre	1 mile
Royal Tunbridge Wells	4.5 miles
A21	1.2 miles
M25/M26	10 miles
London	28 miles

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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