

UNITS 4 & 6 TOWER INDUSTRIAL ESTATE LONDON ROAD, WROTHAM, KENT TN15 7NS

INDUSTRIAL UNIT AND OFFICE BUILDING SET ON FENCED
YARD WITH FRONTAGE AND OWN ENTRANCE TO A20

FOR SALE FREEHOLD

3,406 SQ FT (316 SQ M) ON 0.21 ACRES (0.085 HA)



External View – Unit 6



External View – Unit 4



Neighbouring Countryside

LOCATION:

The property is located at the front of Tower Industrial Estate between Wrotham and West Kingsdown, fronting the A20.

Wrotham is located some six miles east of Sevenoaks and ten miles west of Maidstone.

Tower Industrial Estate is located on the north side of the A20 midway between Wrotham and West Kingsdown, some three miles north west of Junction 2A M25 / Junction 2 M20.

Units 4 and 6 are located at the front of Tower Estate and have their own entry/exit directly off the A20.

DESCRIPTION:

The property comprises two detached units set on a good sized fenced and gated yard to the front and rear of the buildings.

Unit 4

Comprises a detached single storey brick built building set under pitched tiled roof. Internally it is set out to six rooms which are carpeted with fluorescent lighting. It has been used as a showroom and office.

- DESCRIPTION:** **Unit 6**
Comprises a detached workshop of framed construction with brick elevations set under a pitched asbestos roof. The ground comprises a workshop accessed by roller shutter door with concrete floor. There is a first floor which has been carpeted with painted walls which is accessed by a single internal staircase. The ground floor has been used for vehicle repairs and the first floor as storage.
- ACCOMMODATION:** We have measured the accommodation both on a Net Internal Area basis and Gross Internal basis.
- | <u>Unit</u> | <u>Floor</u> | <u>Use</u> | <u>Sq.Ft.</u> | <u>Sq.M.</u> |
|------------------|--------------|------------------|---------------------|------------------|
| 4 | Ground | Offices/Showroom | 1,412 | 131 |
| 6 | Ground | Workshop | 1,022 | 95 |
| | Mezzanine | Stores | <u>972</u> | <u>90</u> |
| Total GIA | | | 3,406 sq.ft. | 316 sq.m. |
- PLANNING:** Interested parties should make enquiries to Tonbridge & Malling Borough Council (01732 844522).
- FEATURES:**
- Good location with easy access to M20/M25 via A20
 - Prominent position fronting A20
 - Own access/exit on and off A20
 - Large fenced yard & Workshop and office buildings
 - Part let part vacant
 - FREEHOLD FOR SALE
 - Immediately available
- SERVICES:** All mains services are provided.
- TENANCIES:** We understand there are 3 tenancies on part of the property all terminable on 2 months notice. Further details from the agents.
- RATING:** Interested parties should make enquiries to Tonbridge & Malling Borough Council (01732 844522).
- TERMS:** FOR SALE FREEHOLD.
- EPC:** The landlord has been informed that an Energy Performance Certificate (EPC) should be obtained for the subject property. Where an EPC is not displayed with the marketing details for the subject property, please contact the agent to confirm the current status.
- TO VIEW:** All viewings to be organised through the sole agents.

McMEEKING CHARTERED SURVEYORS
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