

lot 40

Vacant
Possession

2-8 Morley Road, Munday Industrial Estate Tonbridge, Kent TN9 1RA

Substantial Freehold Industrial Building

- Approximately 10,389.10 sq m (11,828 sq ft) offered with Vacant Possession
- Strong current interest from occupiers
- Close to Tonbridge town centre

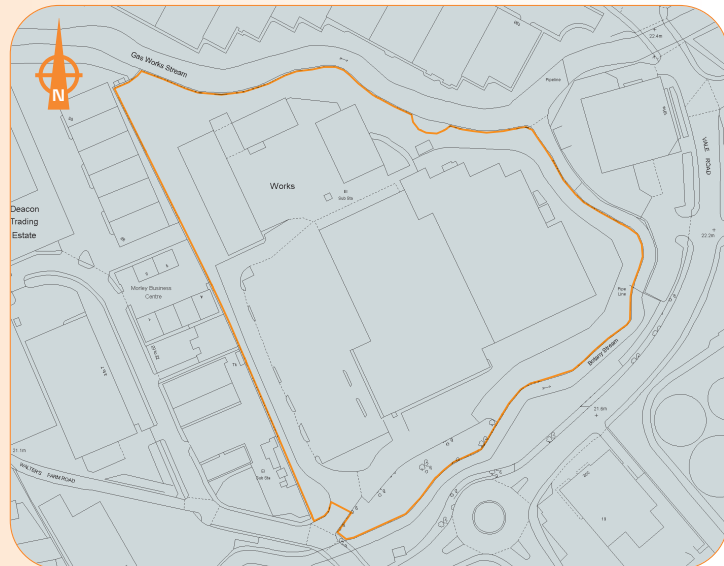
- Established industrial location with nearby occupiers including Mercedes-Benz Car Dealership, Screwfix, Lok'n Store Self Storage and Royal Mail
- Approximate site area of 2.63 hectares (6.5 acres)



On Behalf of
Joint LPA
Receivers



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Location

Miles: 5 miles north of Royal Tunbridge Wells
15 miles south-west of Maidstone
31 miles south-east of Central London

Roads: A26, A227, B2260

Rail: Tonbridge Rail Station

Air: London Gatwick, London City

Situation

Tonbridge is an important commercial centre benefiting from excellent road and rail links to London and the M25 motorway. Junction 5 of the M25 is within 15 minutes drive via the A21 dual carriageway. The property is situated on Munday Industrial Estate/Morley Road, approximately 0.5 miles east of the town centre on the eastern side of Vale Road (A26). The estate is adjacent to the Tyler Works and Munday Works Industrial Estates to the west. Nearby occupiers include Mercedes-Benz car dealership, with Screwfix and Lok'n Store Self Storage on the Deacon Trading Estate. Cannon Lane retail park is also nearby, home to Halfords, B & Q and Homebase.

Description

The property comprises a self-contained site upon which is built a substantial industrial building with two storey offices and ancillary storage buildings. The property benefits from a concrete yard, on-site car parking and a large site area of approximately 2.63 hectares (6.5 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Industrial/Office/Ancillary	9,647.50 sq m	(103,846 sq ft)	VACANT POSSESSION
Mezzanine	Ancillary	61.90 sq m	(666 sq ft)	
First	Office/Ancillary	679.70 sq m	(7,316 sq ft)	
Totals		10,389.10 sq m	(111,828 sq ft)	

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Buyer's Legal Report Service

Dentons UKMEA LLP

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Email: greg.rigby@dentons.com

See: **www.acuitus.co.uk** for further details

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