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## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office 4 x Car Parking spaces	292.60 sq m (3,150 sq ft)	SCL SECURITY LTD (1)	6 years from 02/06/2016 on a full repairing and insuring lease (2)	£60,000	02/06/2022
<b>Totals</b>		<b>292.60 sq m (3,150 sq ft)</b>			<b>£60,000</b>	

(1) SCL Security Ltd were incorporated in 2009. For the year ending 30th June 2015 SCL Limited reported a turnover of £6,498,975, a gross profit of £3,897,720 and a net worth of £1,364,512. (Directors report and financial statement dated 30th June 2015 is available in the legal pack).

(2) The lease provides for a mutual option to determine the lease on 02/06/2019.

### Key Details

- Let to SCL Security Ltd on a 6 year lease from 2016 (subject to option)
- Popular Commuter Town
- Town Centre location close to Tonbridge Station
- Adjacent to the Angel Walk Shopping Centre and Sainsbury's Supermarket

### Location

**Miles:** 5 miles north of Tunbridge Wells  
7 miles south-east of Sevenoaks  
30 miles south-east of Central London

**Roads:** A21, A26, M25

**Rail:** Tonbridge Railway Station (Direct access to London Charing Cross and London Cannon Street Stations)

**Air:** London Gatwick Airport

### Situation

Riverbank House is situated on the north side of Angel Lane in the heart of Tonbridge Town Centre and adjacent to the Angel Walk Shopping Centre and Sainsbury's Supermarket. Tonbridge Railway Station is close by providing direct access to London Charing Cross and London Cannon Street Stations.

### Description

The property comprises newly refurbished ground floor office accommodation benefiting from new air conditioning and suspended ceilings installed by the tenant, and new perimeter trunking as well as central heating, in addition to undercroft car parking for 4 cars. The property forms part of a larger building.

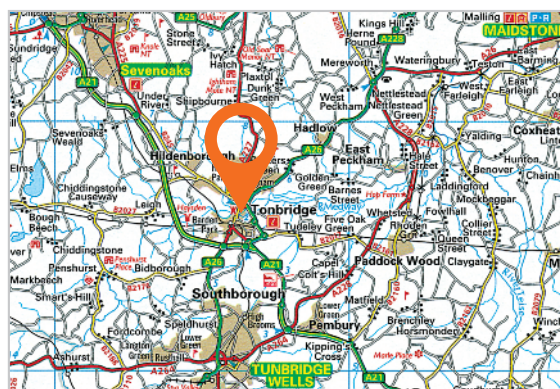
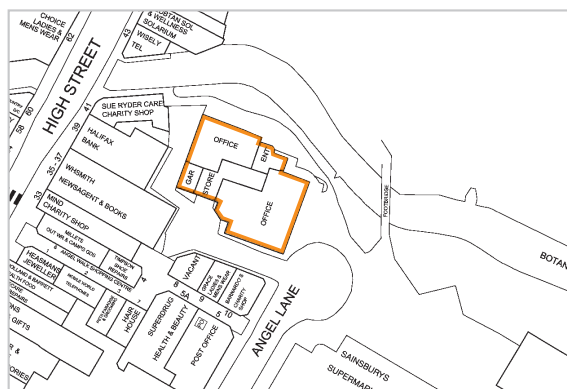
### Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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