

TO LET

INDUSTRIAL AND WAREHOUSE – 3,264 SQ FT (303.23 SQ M)

2 Archers Park, Branbridges Road, East Peckham, Tonbridge, Kent, TN12 5HP

Rent | On Application — Warehouse / Industrial Unit Refurbished To As New — 10 June 2026

DESCRIPTION
Archers Park comprises a development of 10 units built in 2007. Unit 2 which has been extensively refurbished to as new condition is a mid terraced unit of steel portal frame construction with a profile steel sheet roof with approx. 10% double skin roof lights with elevations of composite cladding above facing brick/block cavity walls. The unit has generous office accommodation over both ground and first floors. At ground floor the accommodation provides a reception area, male WC and female/disabled WC, a kitchenette and office/meeting room to the rear. At first floor the office accommodation is predominantly open plan layout with a glass partitioned private office to the rear. A direct fibre internet connection is available to the unit providing speeds of up to 1000 Mbps.

LOCATION
Archers Park is situated between the A228 dual carriageway East Peckham by-pass and the Branbridges Road. The development is in an extremely high profile position adjacent to a petrol filling station and a 24 hour Co-Op. Unit 2 fronts the Branbridges Road adjacent to the entrance to the petrol station. The A21 is around 5 miles to the south and the M26/M20 motorways at Wrotham Heath are around 5 miles to the north.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Floor Warehouse	1,672	155.33
Ground - Floor Office / Amenities	791	73.48
1st - Floor Office	801	74.41
TOTAL	**3,264**	**303.22**

AMENITIES
- Eaves height approx. 6 m rising to 7.1 m at the apex
- Contemporary high spec ground and first floor offices
- Fire and intruder alarm systems
- Newly fitted kitchenette and separate WCs
- Brand new Mitsubishi air con system with 10yr warranty
- LED lighting with PIR sensors and a 5yr warranty
- Hikvision 8MB CCTV and integrated Door Entry System managed via one app with 5yr warranty

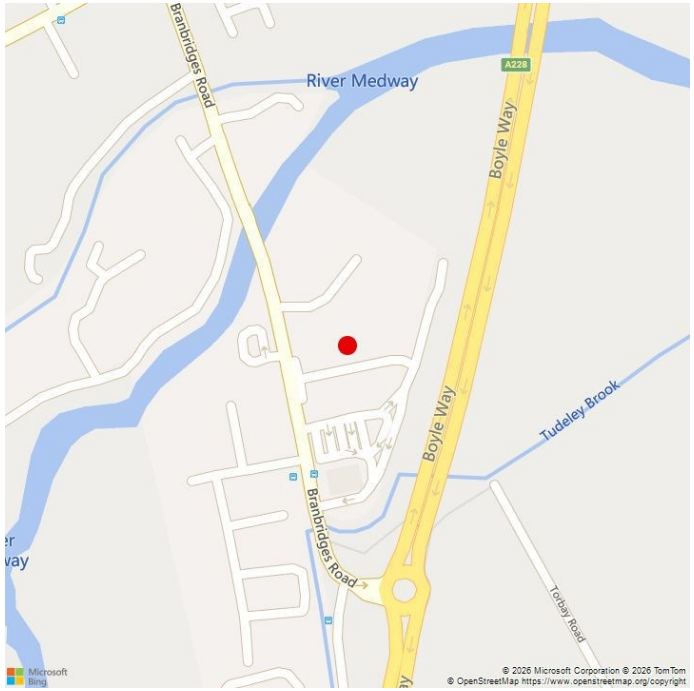
RENT
On application. The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

RATES
Interested parties are advised to make their own enquiries with the local authority.

VAT
To be confirmed.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating of B.











VIEWINGS – 01322 285588

Tom Booker **t:** 07584 237 141 **e:** tbooker@shw.co.uk

Toby Coldbreath **t:** 07947 373 875 **e:** tcoldbreath@shw.co.uk

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