


Vale Road, Tonbridge, TN9 1SU

# To let - Units 8 & 9

# Refurbished prime trade counter/ warehouse units

## 24,561 sq ft (2,282 sq m)

- Prominent main road trade counter location
- Situated on the A26 which provides fast access to the A21

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# Right spaces.
# Right places.

Deacon Trade Park occupies a prominent position on Vale Road with excellent visibility from both the A26 and Vale Road. The estate is a well-established trade counter location, home to a range of national and local operators including Alsford, Screwfix, Lok'n Store, City Plumbing and Howdens.

Located in the heart of Tonbridge, it is approximately one mile from the town centre and Tonbridge Rail Station, which provides regular services to Central London in around 45 minutes. The park offers easy access to the A21, with the M25 just 10 miles to the north.











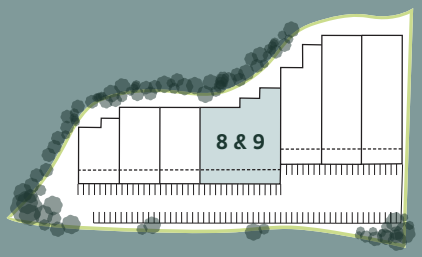
# Description

Flexible unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

**Available now**

| | sq ft | sq m |
|---|---|---|
| Ground floor | 23,070 | 2,144 |
| First floor | 1,491 | 138 |
| Total | 24,561 | 2,282 |

All areas are approximate on a GIA (Gross Internal Area) basis.




*Note: Units 8 & 9 are also available separately.*

5.9m minimum clear internal height

Prominent trade counter location

Generous parking facilities

First floor office

3 phase power supply

Unit 9 Electric loading door

## Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

## Rent

Rent on application.

## EPC

EPC B rating.

## Service charge

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

## VAT

VAT will be applicable to rents and other outgoings on the estate.

## Business rates

Available upon request.

## Legal costs

Each party to bear their own legal costs.

## Contact agents to find out more

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. May 2026