



chartered surveyors
and property consultants



Cannon Park • Transfesa Road • Paddock Wood • Kent TN12 6UF

High Quality Office / Warehouse Unit - To Let - 6453 sq ft.

COMMERCIAL

Location

Paddock Wood is 45 miles southeast of central London, 10 miles southwest of Maidstone and 8 miles from Tunbridge Wells. The mainline train station (London Charing Cross and Ashford line) and town centre are half a mile to the south. The M26 is approximately 9 miles to the north.

Description

A newly built steel portal frame warehouse (2006) with profile steel cladding and roof lights. 23ft 5in eaves. 3 phase power. Electric up and over loading door. Warehouse gas heating. High quality integral, carpeted, air conditioned and heated offices. LED lighting. 2 Kitchenettes, rest room, toilets and shower rooms. Double glazed windows. Intruder, fire alarm & CCTV. Fibre Broadband. 16 parking spaces. Industrial & office uses.

Floor Areas

Ground Warehouse ~	2,787
Ground Offices ~	1,470
Ground Assembly ~	363
First Offices ~	1,363
First Assembly ~	470
Total gross internal area ~	6,453 sq ft

Terms

New lease by arrangement.

Rent

£67,500 + VAT per annum, exclusive of all other outgoings.

Business Rates

Rateable Value is £57,000, with rates payable for 2023/24: £28,443.

Service Charge

There is an estate charge for common items, estimated at an average of approximately £1000 per annum.

Viewing Arrangements

Strictly by appointment and accompanied.

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Amenities

- **16 car spaces plus visitors` spaces**
- **Three phase power**
- **23` 5” min. eaves height**
- **Electric up and over door**
- **LPG warehouse heater**
- **90 meg fibre – uncontested**
- **LED lighting**
- **Air conditioned / comfort cooled offices**
- **Shower rooms**
- **WCS on each floor**
- **Kitchen / break out area**
- **Kitchenettes**
- **Double glazed windows**
- **CCTV**
- **Alarmed**

Subject to: Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.

Important Note

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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.





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