

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

INDUSTRIAL AND WAREHOUSE – 17,262 SQ FT (1,603.64 SQ M)

Unit F, Paddock Wood Distribution Centre, Transfesa Road, Tonbridge, Kent, TN12 6UU

DESCRIPTION

The property comprises a concrete frame with profile metal clad elevations and trussed roofs providing 14,913 sq ft of ground floor warehousing with 2,322 sq ft of ancillary first floor offices. The unit benefits from four loading doors, providing access to a generous yard area. Internally, the warehouse benefits from 8.6m eaves and a fully fitted office space with carpet, heating and lighting. Additionally, the warehouse has 3 phase power and fibre internet connection.

LOCATION

Unit F is located in Paddock Wood Distribution Centre, a mixed use commercial and industrial park. The industrial scheme benefits from access to the A228 within 6 minutes. Paddock Wood is a micro-industrial location in eastern Kent, offering excellent transport links to London via the M25, accessible within 25 minutes, and the wider Kent area including Maidstone, Royal Tunbridge Wells and Ashford. By rail, London Bridge is accessible within 49 minutes from Paddock Wood train station, situated just 2 miles from Paddock Wood Distribution Centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	14,940	1,387.93
1st Floor Offices	2,322	215.71
TOTAL	17,262	1,603.64

AMENITIES

- Estate currently undergoing extensive external recladding and improvement works
- 8.6m eaves
- 4 loading doors
- 3 phase power
- Fully fitted offices
- Fibre internet

BUSINESS RATES

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

VAT

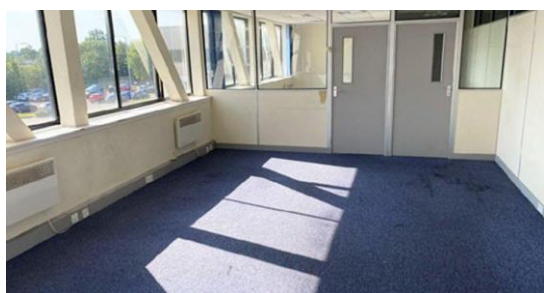
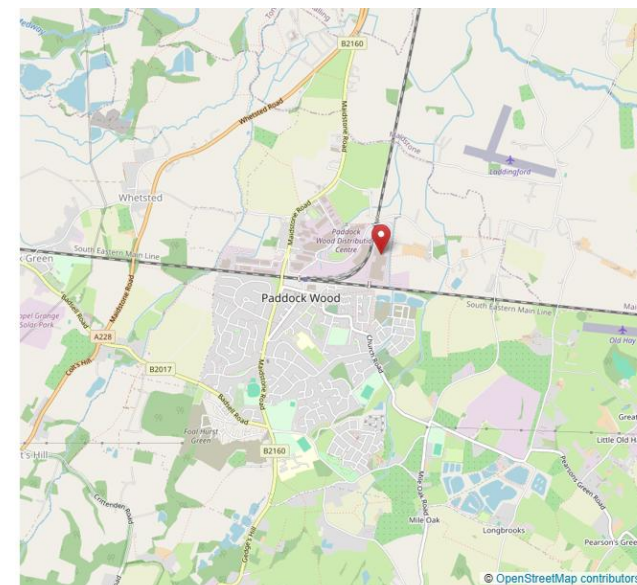
To be confirmed.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01322 285 588

Tom Booker

t: 01322 722043

e: tbooker@shw.co.uk

Chris Birch

t: 01322 722044

e: cbirch@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316