

M/O

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TO LET
Ryan
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TO LET

INDUSTRIAL AND WAREHOUSE – 12,047 SQ FT (1,119.17 SQ M)

Units M & O, Paddock Wood Distribution Centre, Transfesa Road, Paddock Wood,
Tonbridge, Kent, TN12 6UU

DESCRIPTION

The unit comprises ground floor warehousing with ancillary first floor offices and is of concrete frame construction under metal trussed roofs with profile metal clad elevations. The internal height is 28ft (8.6m) and benefits from multiple electrically operated loading doors.

LOCATION

The Paddock Wood Distribution Centre is located 45 miles south east of Central London, 10 miles south west of Maidstone and 8 miles north east of Tunbridge Wells. It is situated on the east side of Maidstone Road, just off the A228 which leads to the M20/M26. Paddock Wood railway station is a short distance away, with a journey time of approximately 45 minutes to Central London. Other occupiers on the estate include DHL, UPS, Warburtons, Bidfood, Mack Fruit, Gabriel Chemi UK Ltd, Howdens and Screwfix.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	10,600	984.74
1st Floor Office	1,447	134.43
TOTAL	12,047	1,119.17

AMENITIES

- Clear internal height 8.6m (28ft)
- 3 electric loading doors
- 3-phase power
- 24 hour onsite security and CCTV
- LED lighting throughout
- Air source heat pump heating in offices
- Separate WCs

RENT

On application

BUSINESS RATES

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

LEGAL COSTS

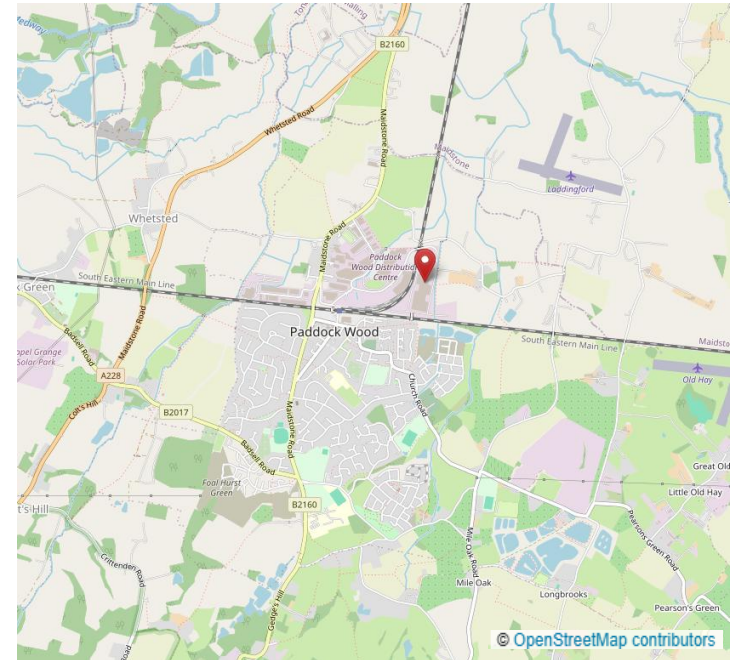
Each party is to be responsible for their own legal fees.

VAT

Applicable.

EPC

The property has an EPC rating of B.



VIEWINGS – 01322 285588

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