

Lenco House

Paddock Wood Distribution Centre, Paddock Wood,  
Tonbridge, Kent, TN12 6UU



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**Industrial / Warehouse with Yard TO LET**

# Lenco House

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## Key Features

- Detached Warehouse
- Concrete Yard and Parking
- EPC - B
- 3 Phase 400 KVA power
- Circa 0.5 Acre Site Area
- 6m Eaves

## Description

DETACHED WAREHOUSE WITH SELF-CONTAINED YARD -- TO LET

Lenco House is a detached, self-contained factory/warehouse unit on the Paddock Wood Distribution Centre which is a secure, gated estate with full time security. The unit benefits from its own yard within the estate with two entrances. There is parking to the front of the unit. Internally there are well finished ground and first floor offices plus storage mezzanine.

The property sits on a total site area of approximately 0.5 acres.

## Accommodation

The property is a detached unit which has been refurbished throughout. The property has a large warehouse area with 2 Ton crane with electric shutter door providing access directly into the yard. There are ground and first floor offices with wc's and kitchen on both floors. The first floor office has direct access onto the storage mezzanine.



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The offices have air conditioning, suspended ceilings, LED lighting, trunking and CAT 5 cabling and the unit is double glazed throughout. The property is also alarmed.

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Warehouse / Factory	9,673	898.62
First Floor Offices	1,095	101.73
Mezzanine	1,642	152.54
<b>Total</b>	<b>12,410</b>	<b>1,152.89</b>

Eaves = 6m

Externally, there is ample car parking at the front plus additional yard/storage areas on either elevation of the building.

## EPC

Rating B (41)

## Rateable Value

RV £81,500 @ 55.5p in the £

Rates payable £45,232.50 for the year 2025/26

## Rent

**£115,000 Per Annum Exclusive**

## Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

## Service Charge

There is a service charge for the upkeep and maintenance of the common estate. The current charge is currently £3,508 per quarter, further details available upon request.

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Legal Costs

Each side to bear its own legal and professional costs

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## Location

Lenco House is situated on the Paddock Wood Distribution Centre within the established Transfesa Road industrial area of Paddock Wood just to the north of the town centre. The estate is accessed via the B2160 (Maidstone Road) from the A228 to the north west which then connects to the M20/M26 motorways, being 9 miles (16 minutes) from J2a of the M26.

Paddock Wood station is within 1 mile of the property and has direct services to London Charing Cross in 55 minutes. The station can be accessed via the pedestrian bridge over the railway and is within a 10 minute walk.

What3Words Location:- <https://w3w.co/item.sunblock.succeed>

For all Viewings and Enquiries contact:



**Phil Hubbard**

[phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk)



**Dominic Barber**

[dominic.barber@sibleypares.co.uk](mailto:dominic.barber@sibleypares.co.uk)



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**01622 673086**

[sibleypares.co.uk](http://sibleypares.co.uk)

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