



TO LET 436.92 SQ M (4,703 SQ FT)

WAREHOUSE / INDUSTRIAL UNIT TO BE REFURBISHED

UNIT 23, ELDON WAY INDUSTRIAL ESTATE, PADDOCK WOOD, KENT,
TN12 6BE

est. 1828
bracketts

LOCATION

The Eldon Way Industrial Estate is a well known industrial and warehouse centre of around 50 units close to the town centre on the western side of the Maidstone Road (A228).

The town's shops and main line station, providing frequent service to London and Ashford, are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M25 and M20/M26 motorways are around 14 and 19 miles to the north respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane.

DESCRIPTION

Unit 23 comprises a mid-terrace warehouse/industrial unit of steel frame construction below a pitched, lined roof incorporating roof lights. The premises are undergoing refurbishment.

FLOOR AREA

The unit has the following approx. gross internal floor areas:

Warehouse	369 sq m	(3,968 sq ft)
Offices/Ancillary	68 sq m	(735 sq ft)
Total	437 sq m	(4,703 sq ft)

Subject to contract

AMENITIES / SPECIFICATION

- Approx. eaves height 7m
- Approx. 8 car parking spaces
- Roller shutter up & over door
- Separate male and female WCs
- 3 Phase Power
- LED Lighting
- Kitchenette

TERMS

Available by way of a new lease on terms to be agreed.

RENT

£58,800 per annum exclusive, plus VAT, paid quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property currently has a Rateable Value of £33,000.

The UBR for 2023/24 is 49.9p in the £.

POSSESSION

On lease completion, subject to vacant possession.

DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Or Altus Group (Joint Agent)

Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

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PADDOCK WOOD
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