

Industrial

# UNIT 8 | DANA TRADING ESTATE

Transfesa Road, Paddock Wood, TN12 6UT

## UNIT 8 | 19,010 SQ FT

Newly refurbished industrial unit

Unit due to undergo comprehensive refurbishment, then benefitting from new rainwater goods, internal and external decoration. The unit will also benefit from two loading doors, 6m minimum eaves height, and office accommodation.

Lease Type

New



### Unit Summary

- Electric Roller Shutter Door
- Refurbished Unit
- Office Accommodation
- Car Parking
- 2 Level Access Loading Doors
- Secure Estate

### Occupational Costs

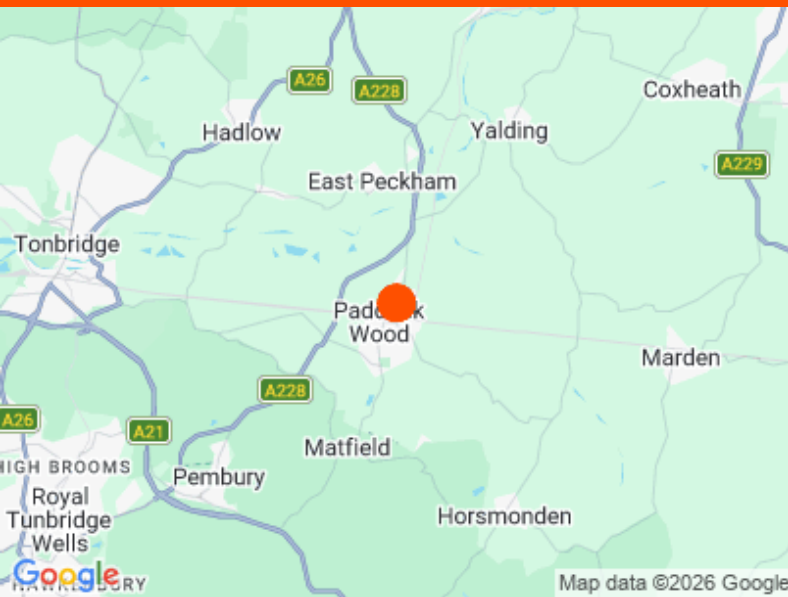
	Per Annum	Per Sq Ft
Rent	£186,100.00	£9.79
Rates	£72,480.00	£3.81
Maintenance Charge	£23,800.00	£1.25
Insurance	£3,802.00	£0.20
<b>Total Cost</b>	<b>£286,182.00</b>	<b>£15.05</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Dana Trading Estate is located in Paddock Wood, Kent. The estate is situated around 38 miles south-east of Central London and 9 miles from the M20 Motorway. The property is situated within a well-established business location and lies within close proximity to Tunbridge Wells.



Road  
A228: 1 mile



Airport  
Gatwick Airport: 40 miles



Rail  
Paddock Wood: <1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (39)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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## Key Contact



**Connie Snowie**

Senior Asset Manager

"Connie is an Asset Manager based in the South."

+44(0) 808 169 7554



**Phil Hubbard**

phil.hubbard@sibleypares.co.uk



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**01622 673086**

sibleypares.co.uk



For more info please visit: [unit.info/UIP0100206](https://unit.info/UIP0100206)

+44(0) 808 169 7554