

Depot 3 (Agrii Building), Pattenden Business Centre, Pattenden Lane, Tonbridge, TN12 9QJ



Industrial / Warehouse with Yard TO LET

Depot 3 (Aagri Building), Pattenden Business Centre

Pattenden Lane, Marden, Tonbridge, Kent, TN12 9QJ

Key Features

- Eaves 4.8m rising to 5.3m
- Use - B1, B8 & Trade Counter
- Secure Site with Two Gated Entrances
- Secure Yard of Approx. 8,500 sq ft

Description

Trade Counter Unit with Secure Yard located just off Pattenden Lane in Marden.

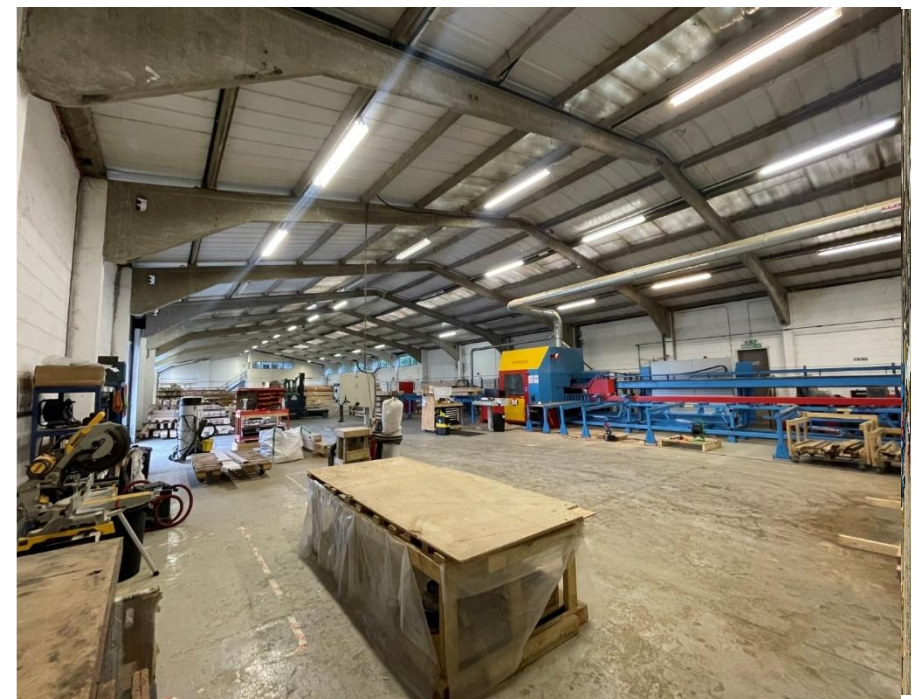
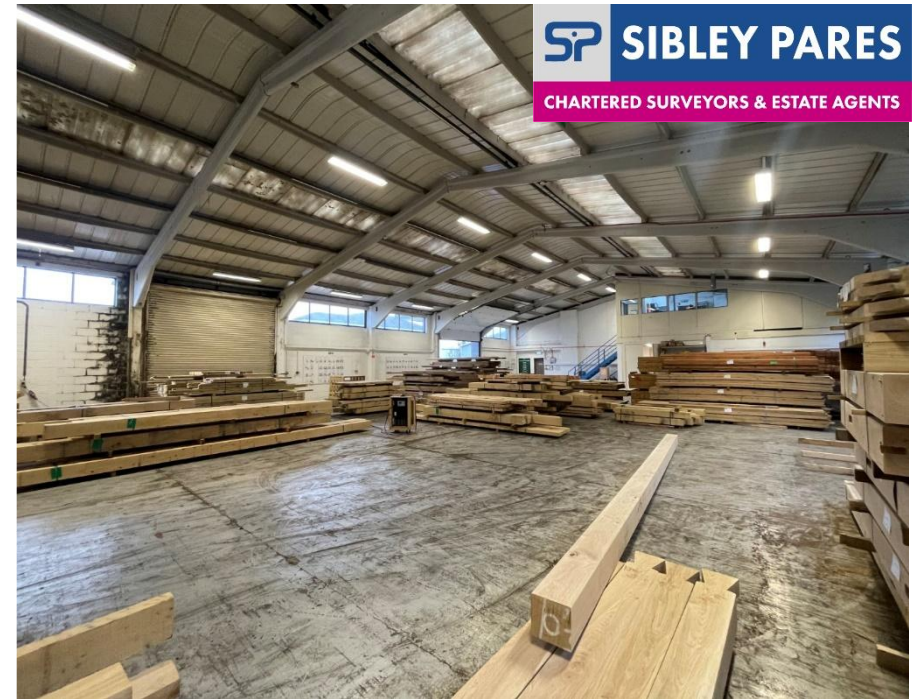
The property is formed of two industrial units connected together on a secure self-contained site. The first bay is of concrete portal frame with 4.8m eaves and brick elevations with 4 shutter doors with canopies. The second connected bay is of steel portal frame with 5.3m eaves and one shutter door. The property a mezzanine floor fitted out as office space.

The external yard area is approximately 8,500 sq ft with two sliding gated entrances.

Accommodation

The property is split into two inter-connected bays with mezzanine office. There are ladies and gents wc's. The unit benefits from 4 roller shutter doors. Each shutter door is approx. 4m wide x 4m high.

The unit has 3 phase power.



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Floor Areas

The total floor areas measured on a Gross Internal Area basis is as follows:

Area	Sq Ft	Sq M
BAY 1	3,307	307.22
BAY 2	10,421	968.07
TOTAL GIA	13,728	1,275.33
MEZZANINE (OFFICE)	409	38
SECURE YARD - Circa	8,500	789.65

Eaves -

Bay 1 = 5.3m (17ft 5")

Bay 2 = 4.8m (15ft 9")

Additional office accommodation is available in a neighbouring building, subject to separate negotiation. Further details available upon request.

Terms

The premises are available from April 2026 (or sooner by arrangement) by way of a new full repairing and insuring lease at an initial rent of £121,000 per annum subject to upward only rent reviews to market rent.

Rent

£121,000 Per Annum Exclusive

Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £80,500 rising to £93,000 from 1 April 2026.

The current multiplier is 49.9p in the £ for 2025/2026.

(Please rely on your own investigations regarding the rates payable)

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

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Legal Costs

Each side to bear its own legal and professional costs

Subject to contract

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Location

The property is situated on Pattenden Lane, Marden, just off the A229 14 miles to the south of Maidstone Town Centre and 14 miles north east of Tonbridge.

Marden is a rural village in the Weald of Kent, offering a variety of local amenities. Marden station has services to London Charing Cross in 58 minutes.

Drive Time	Miles	Mins
Tonbridge - Canterbury	44.1	55
Tonbridge - Maidstone	14.3	30
Tonbridge - Central London	41.7	65

For all Viewings and Enquiries contact:



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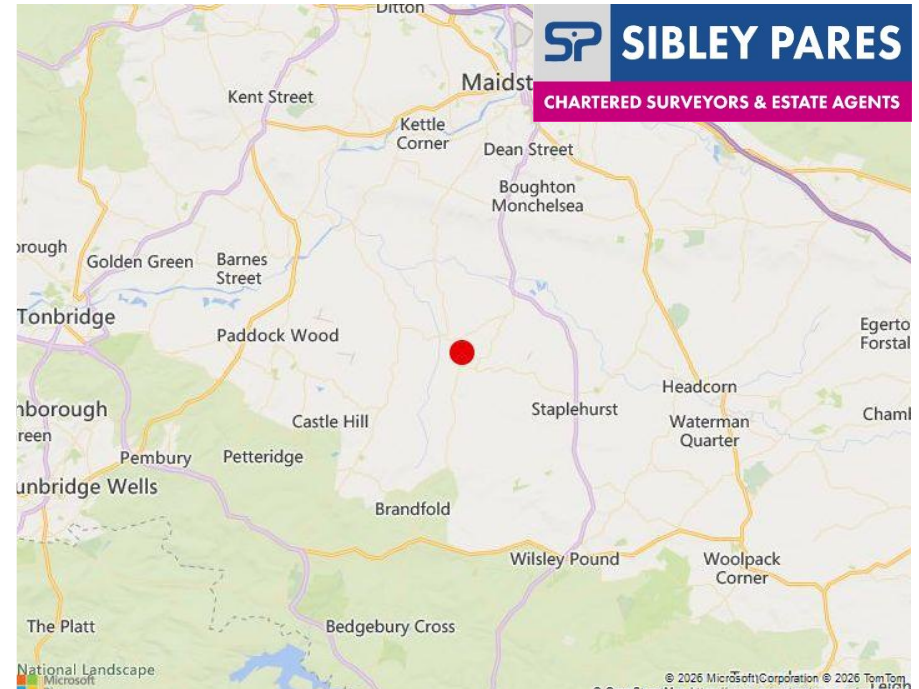
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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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