

MAKING
PROPERTY
WORK

SHW

SHAW
EUROPE LTD
SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 4,669 SQ FT (433.75 SQ M)

Unit 15, Eldon Way Industrial Estate, Paddock Wood, Kent, TN12 6BE

DESCRIPTION

Unit 15 comprises a mid-terrace warehouse/industrial unit of steel frame construction below a pitched, lined roof incorporating rooflights. The premises are due to undergo refurbishment.

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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	3,946	366.58
Office/ancillary	723	67.17
TOTAL	4,669	433.75

AMENITIES / OPPORTUNITY

- Approx. eaves height 7m
- Ample car parking and loading area
- Roller shutter up & over door
- Separate male and female WCs
- 3 phase power
- LED lighting
- Kitchenette

RENT

£58,375 pax.

TERMS

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

RENTAL 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.

RATES

The current 2026 Rateable Value of the property is £45,500. Interested parties are however advised to make their own enquiries with the local authority.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



VIEWINGS – 01322 285588

Tom Booker

t: 07584 237141

e: tbooker@shw.co.uk

Toby Coldbreath

t: 07947 373875

e: tcoldbreath@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK