



TO LET SIREWIFIX

2,696 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London



6 ORCHARD BUSINESS PARK, TRANSFESA ROAD, PADDOCK WOOD, TONBRIDGE, KENT, TN12 6UY

STEPPEd RENT INCENTIVE

Unit 6 and 7 available to let separately or together.

Unit 6 - 2,696 sq. ft. (YEAR 1: £35,050 pax, YEAR 2: £37,750 pax, YEAR 3: £40,450 pax) | Warehouse/storage space with ancillary office accommodation.

Unit 7 - 2,701 sq. ft. (YEAR 1: £35,050 pax, YEAR 2: £37,750 pax, YEAR 3: £40,450 pax) | Warehouse/storage space with ancillary office accommodation.

The estate comprises seven industrial/warehouse units constructed of portal frame with brick and block elevations to 2m and profile steel clad elevations beneath a pitched steel roof incorporating roof lights.

The subject property is located within the established commercial/industrial areas to the north of Paddock Wood with access via the B2160 from the A228 to the north west. Transfesa Road is the main estate road with a variety of commercial users in the area including Bidvest 3663, Dana Industrial Estate and Eldon Industrial Estate. Paddock Wood train station is located within ½ mile to the south of the subject property.

- * Distribution Warehouse
- * Factory
- * Heavy Industrial
- * Industrial Park
- * Light Industrial
- * Showroom
- * Storage
- * Trade Counter
- * Warehouse

Location

Transfesa Road, Paddock Wood TN12 6UY

Legal Costs

Each party to bear their own costs

Accommodation

Warehouse including ground floor lobby, WC and first floor office

VAT

Property is elected for VAT

Planning Information

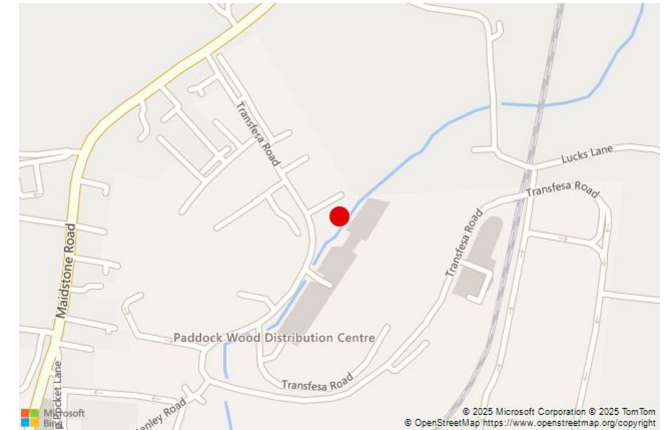
E(g), B2 & B8. Prospective parties are to rely on their own enquiries

Services

Property is connected to services

Service Charge

£2,545.60 per annum



Additional Information

Rent

£35,050 Per Annum

EPC

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Viewing

Contact the landlord direct:

Nick Brown
nbrown@petchey.co.uk

