

The Fruit Show Business Park

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



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Refurbished Industrial / Warehouse TO LET

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Key Features

- Rent From Only £8 psf
- Currently Under Considerable Refurbishment
- New Electric Shutter Doors, Re-clad and Re-roofed
- Flexibility to Provide Up To 6 Units
- Shared Canopy Allowing Covered Loading / Unloading
- Separate Detached Office and Storage

Description

CURRENTLY UNDER REFURBISHMENT -- WAREHOUSE STORAGE / LIGHT INDUSTRIAL & OFFICE ACCOMMODATION -- TO LET

The Fruit Show Business Park is a secure detached warehouse premises, currently under considerable refurbishment, located in Marden, Kent. The property sits on a site of approximately 2.1 Acres and comprises two main warehouse bays with central covered access into the warehouse areas. Each bay has three shutter doors allowing excellent flexibility with the sizes that can be offered.

There is an additional detached two storey office building with store known as Weald House, also under refurbishment with parking.



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Accommodation

The Fruit Show Business Park is a secure detached warehouse premises, currently under considerable refurbishment. The property is being stripped out and entirely re-clad and re-roofed with new electric shutter doors and will provide clean and clear open warehouse accommodation.

The property sits on a site of approximately 2.1 Acres and comprises two main warehouse bays with central covered access into the warehouse areas. Each bay has three shutter doors allowing excellent flexibility with the sizes that can be offered. There is an additional detached two storey office building with rear storage known as Weald House, also under refurbishment with parking. Indicative units are outlined below but there is some potential flexibility in the sizes. The Areas, taken on a Gross External Area (GEA) Basis are as follows:

| Area | Sq Ft | Sq M |
|----------------------------------|---------------|-----------------|
| Unit 1 – Warehouse | 18,116 | 1,683.00 |
| Unit 2 – Warehouse | 10,326 | 959.30 |
| Unit 3 – Warehouse | 7,655 | 711.20 |
| Unit 4 – Warehouse | 18,302 | 1,700.30 |
| Weald House – Office & Warehouse | 3,143 | 292.00 |
| Total | 57,542 | 5,345.80 |

Total parking – 33 spaces with flexibility for 41+

Rateable Value

The property is currently assessed over 5 separate assessments with a combined RV of £262,250 meaning the total rates payable for the year 2025/26 is £142,090.75.

Rent

- Unit 1 – £145,000 per annum, exclusive
- Unit 2 – £ 85,000 per annum, exclusive
- Unit 3 – £ 63,000 per annum, exclusive
- Unit 4 – £146,500 per annum, exclusive
- Weald House – £ 33,000 per annum, exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Service Charge

Service Charge to cover the upkeep and maintenance of the common areas and to include a fair proportion of any shared services

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

- Unit 1&2 Rating – C – 59
- Unit 3 Rating – C- 58
- Unit 4 Rating – C – 67
- Weald House Rating – C – 74

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is situated on Pattenden Lane Industrial Estate, Marden, just off the A229 14 miles to the south of Maidstone Town Centre and 14 miles north east of Tonbridge and geographically well located in Kent being 45 miles from central London and 47 miles from Dover docks. Pattenden Lane is one of the primary large industrial and warehouse locations around Maidstone with in excess of 500,000 sq ft of industrial accommodation over various large and smaller units.

Marden itself is in the Weald of Kent, offering a variety of local amenities with further amenities in Staplehurst. Marden station has services to London in 47 minutes.

what3words Address - <https://w3w.co/tipping.heckler.middle>

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive 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.

