



INDURENT

DANA TRADING ESTATE PADDOCK WOOD

TN12 6UT
///SIDES.RIVERBED.WALTZES

Offered as single or combined units

UNIT 11: 24,491 SQ FT (2,275 SQ M)

UNIT 12 & 13: 46,750 SQ FT (4,343 SQ M)

UNIT 14: 26,769 SQ FT (2,487 SQ M)

Undergoing comprehensive refurbishment -
Available Q2 25



Accessed via the
B2160 from the A228
to the North West with
connections to M20/M26.

24/7 access.



Warehousing that Works.

High performance space for your business.

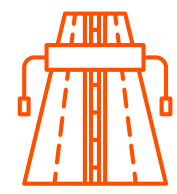
The Dana Trading Estate is situated within the established Transfesa Road industrial area of Paddock Wood just to the north of the town centre. The estate is accessed via the B2160 from the A228 to the north west which then connects to the M20/ M26.

This modern estate is formed of 14 units of steel portal frame construction each incorporating 2 storey offices. The units are currently undergoing refurbishment and will be available on a single or combined basis.



Warehousing that Works.

You're well-connected.



MAJOR ROADS

B2160	2.5 miles
A228	11.6 miles
M26	42.1 miles
M20	43.7 miles



CITIES/MAJOR TOWNS

Tonbridge	7 miles
Tunbridge Wells	8 miles
Maidstone	10 miles
London	35 miles
Canterbury	41.9 miles



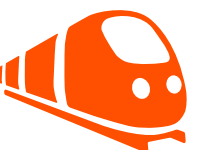
AIRPORTS

London Gatwick	38.7 miles
London City	39.2 miles
London Southend	49.6 miles



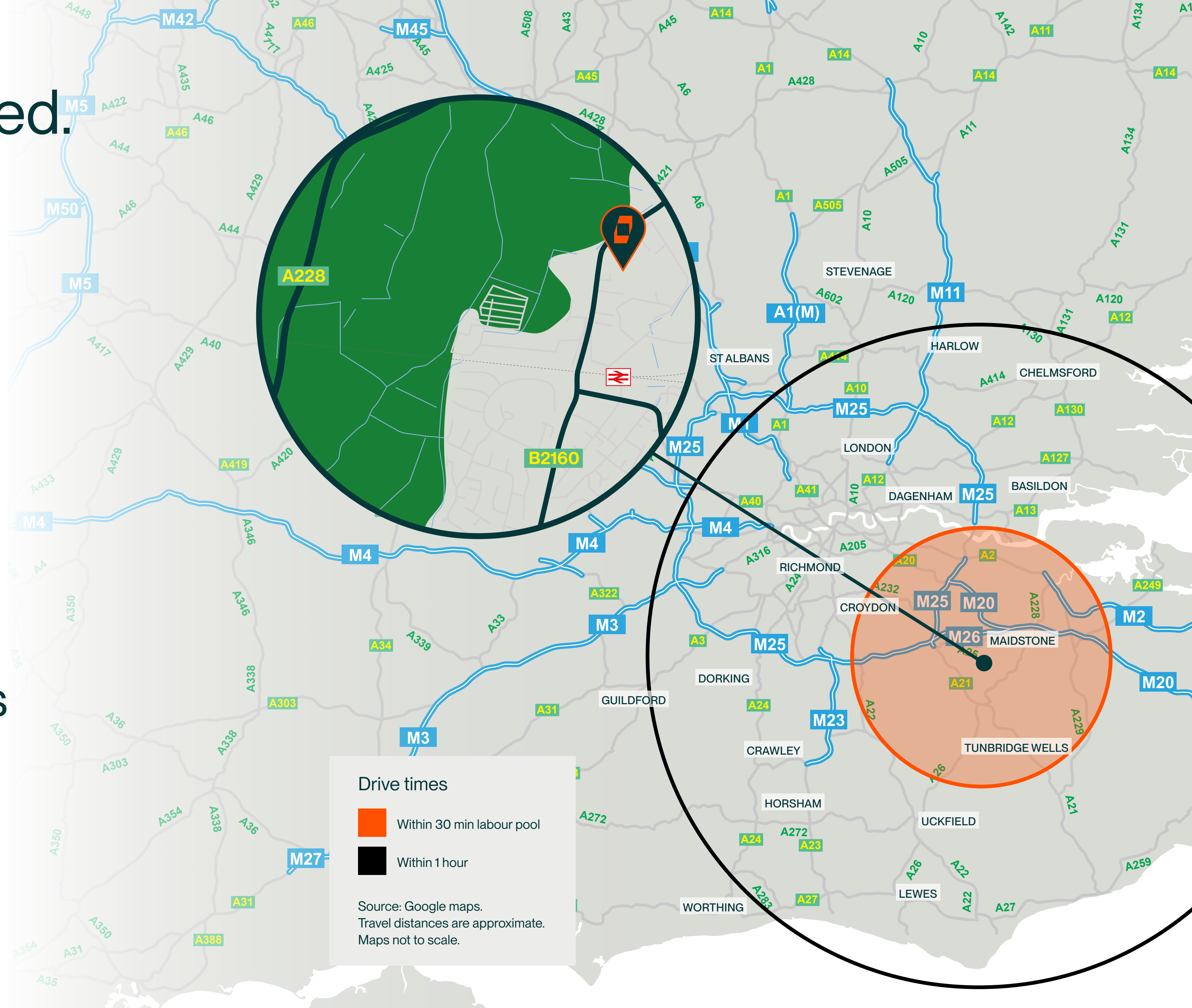
RAIL FREIGHT TERMINALS

Purtfleet Docks	28 miles
Hither Green	29.3 miles
London Gateway	36.5 miles
Port of Tilbury	34.8 miles



TRAIN STATIONS

Paddock Wood	1 mile
London Charing Cross	37.1 miles



Schedule of accommodation

Units can be offered combined or as single units

	UNIT 11	UNIT 12 & 13	UNIT 14
GROUND FLOOR WAREHOUSE	22,117 SQ FT (2,055 SQ M)	42,490 SQ FT (3,947 SQ M)	26,769 SQ FT (2,487 SQ M)
OFFICE SPACE	2,374 SQ FT (221 SQ M)	8,570 SQ FT (796 SQ M)	N/A
LEVEL ACCESS LOADING DOORS	1	2	1
TOTAL	24,491 SQ FT (2,275 SQ M)	46,750 SQ FT (4,343 SQ M)	26,769 SQ FT (2,487 SQ M)



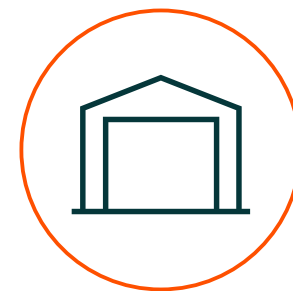
Units to undergo refurbishment



Minimum internal eaves height of 5.8m



24/7 access



Covered loading facilities



Full height Electrically operated loading doors



LED lighting throughout

*All floor areas are approximate gross internal areas.



Estate layout



Site plan is indicative.



Warehousing that Works.



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