



Unit M/O Paddock Wood Distribution Centre

Transfesa Road, Paddock Wood, TN12 6UU

Undergoing refurbishment warehouse / industrial unit

12,047 sq ft
(1,119.20 sq m)

- Estate currently undergoing extensive external recladding and improvement works
- Clear internal height 8.6m (28ft)
- 3 electric loading doors
- 3-phase power
- 24 hour onsite security and CCTV
- LED lighting throughout
- Air source heat pump heating in offices
- Separate WCs

Summary

Available Size	12,047 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

Description

The unit comprises ground floor warehousing with ancillary first floor offices and is of concrete frame construction under metal trussed roofs with profile metal clad elevations. The internal height is 28ft (8.6m) and benefits from multiple electrically operated loading doors.

Location

The Paddock Wood Distribution Centre is located 45 miles south east of Central London, 10 miles south west of Maidstone and 8 miles north east of Tunbridge Wells. It is situated on the east side of Maidstone Road, just off the A228 which leads to the M20/M26. Paddock Wood railway station is a short distance away, with a journey time of approximately 45 minutes to Central London.

Other occupiers on the estate include DHL, UPS, Warburtons, Bidfood, Mack Fruit, Gabriel Chemi UK Ltd, Howdens and Screwfix.

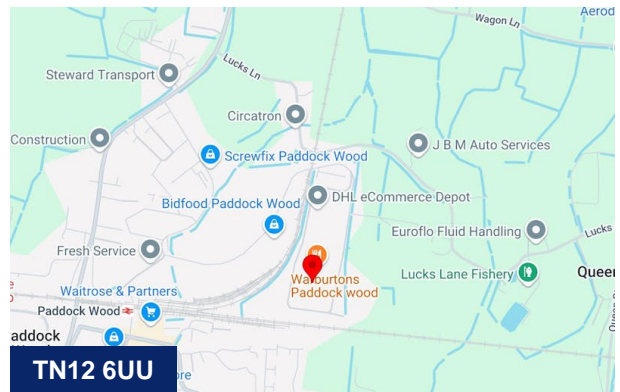
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	10,600	984.77
1st - Floor Office	1,447	134.43
Total	12,047	1,119.20

Terms

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



Viewing & Further Information



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