

UK, PADDOCK WOOD

# 14 -20 ELDON WAY

INDUSTRIAL ESTATE

HIGH QUALITY INDUSTRIAL ESTATE  
UNIT SIZES FROM 15, 295 - 30,590 SQ FT  
(1,220 - 2,833 SQ M)  
AVAILABLE Q3 2023  
SAT NAV: TN12 6BE

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FULL REFURBISHMENT



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# ELDON WAY

## INDUSTRIAL ESTATE

The estate is located in close proximity to Paddock Wood Station with direct services to London Charing Cross (52 minutes).



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 Maidstone Road (B2160).

It offers high-quality units with three-phase power supply, good eaves, loading doors and parking. Access is from Nursery Road onto Eldon Way.



# HIGH QUALITY INDUSTRIAL ESTATE



## ACCOMMODATION

UNITS	GF WAREHOUSE SQ FT	FF OFFICE SQ FT	TOTAL SQ FT
14 -16	13,137	2,097	15,234
18 -20	13,162	2,096	15,258
<b>COMBINED</b>			
14-20	26,299	4,193	30,492

### KEY

- Main entrance
- Unit space
- Car parking
- Available units



## SPECIFICATION



Allocated parking



Loading doors



5m eaves height



LED lighting



3 phase power supply



Individual EPC available on request



Suitable for trade counter, storage and distribution



Air conditioning

## TERMS

A new Full Repairing & Insuring lease on terms to be agreed.

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenants compliance with all covenants under the lease.

## RENTAL

Available on request

## SERVICE CHARGE

Payable for upkeep of common parts

## VAT

To be levied

**ELDON WAY INDUSTRIAL ESTATE**  
Paddock Wood, Tonbridge, TN12 6BE

## STRATEGIC LOGISTICS LOCATION

Eldon Way Industrial Estate is situated close to the town centre on the western side of Maidstone Road (A228). The town's shops and main line station providing frequent services to London and Ashford are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M20/M26 and M25 motorways are around 9 and 17 miles to the north respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane. Gatwick Airport is located just over 38 miles to the west and can be reached in less than an hour.



**M26:** 9 MILES, 16 MINUTES  
**M20:** 9 MILES, 16 MINUTES  
**M25:** 17 MILES, 23 MINUTES  
**M2:** 18.2 MILES, 31 MINUTES



DRIVE TIME TO **LONDON GATWICK AIRPORT** IS APPROXIMATELY **38.6 MILES, 54 MINUTES**



**PADDOCK WOOD:** 1 MILE, 5 MINUTES  
**BELTRING:** 2.7 MILES, 6 MINUTES  
**YALDING:** 4 MILES, 8 MINUTES  
**TONBRIDGE:** 7.3 MILES, 8 MINUTES



JOURNEY TIME TO **LONDON CHARING CROSS** IS JUST **52 MINUTES**



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 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2023.