



## Unit J/L, Paddock Wood Distribution Centre

Transfesa Road, Paddock Wood, TN12 6UU

### Recently refurbished warehouse / industrial unit

**17,053 sq ft**  
(1,584.28 sq m)

- Clear internal height 8.6m (28ft)
- 3 electric loading doors
- 3 phase power
- 24 hour onsite security and CCTV
- Racked
- LED lighting throughout
- Air source heat pump heating in offices
- Kitchenette in offices
- Separate WCs

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## Summary

<b>Available Size</b>	17,053 sq ft
<b>Rent</b>	£8.50 per sq ft On application.
<b>Business Rates</b>	We understand that the Rateable Value with effect from 1st April 2023 is £116,000. Interested parties are however advised to make their own enquiries with Tonbridge and Malling District Council.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (92)

## Description

To Let - The recently refurbished 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.

The warehouse is currently racked and has a small modular kitchen/rest room. These can remain by negotiation.

## 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 and Howdens.

## Accommodation

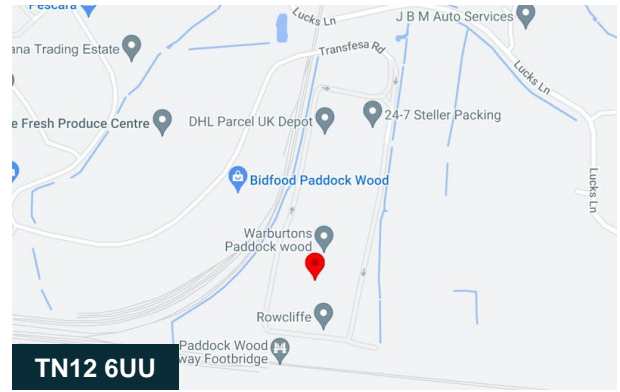
The accommodation comprises the following approx GIA areas:

Name	sq ft	sq m
Ground - Warehouse	15,622	1,451.33
1st - Floor Office	1,431	132.94
<b>Total</b>	<b>17,053</b>	<b>1,584.27</b>

## Terms

Available by way of either an assignment of the existing lease expiring 5th October 2031 subject to a tenant only break option effective 5th October 2026, or a sublease of the existing lease for a period to be agreed until October 2026.

Alternatively the unit maybe available by way of a new longer term lease directly with the Landlord on terms to be agreed



## Viewing & Further Information



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