



Unit 23 Eldon Way Industrial Estate

Paddock Wood, TN12 6BE

Warehouse / Industrial Unit (to be refurbished)

4,703 sq ft
(436.92 sq m)

- Approx. eaves height 7m
- Approx. 8 car parking spaces and loading area
- Roller shutter up & over door
- Separate male and female WCs
- 3 phase power
- LED lighting
- Kitchenette

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Summary

Available Size	4,703 sq ft
Rent	Rent on Application
Rateable Value	£33,000 Interested parties are however advised to make their own enquiries with the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)

Description

To Let - Unit 23 comprises a mid-terrace warehouse/industrial unit of steel frame construction below a pitched, lined roof incorporating rooflights. The premises are due to undergo refurbishment.

Location

The 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 the Maidstone Road (A228).

The town's shops and main line station providing frequent service to London and Ashford are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M25 and M20/M26 motorways are around 14 and 19 miles to the north respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane.

Accommodation

The accommodation comprises the following GIA areas:

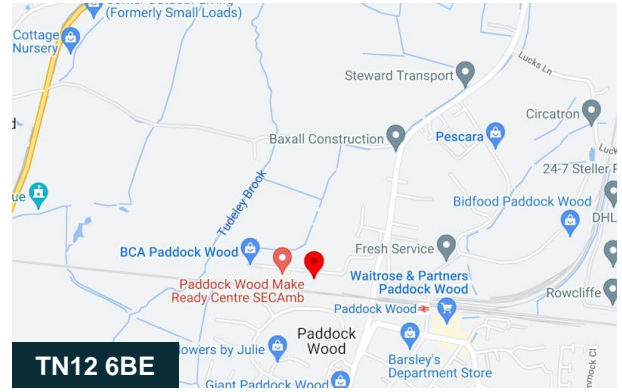
Name	sq ft	sq m
Ground - Floor Warehouse	3,968	368.64
Ground - Floor Offices & Ancillary	735	68.28
Total	4,703	436.92

Terms

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

Rental Deposit

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



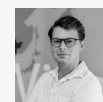
Viewing & Further Information



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