

Office

# Office 5 - Unit 11 | Dana Trading Estate

📍 Transfesa Road, Paddock Wood, TN12 6UT

## Office 5 - Unit 11 | 400 sq ft

Modern office accommodation

High quality office accommodation located in close proximity to the M25 Motorway. The office benefits from kitchen facilities on a highly secure, well maintained estate.

Lease Type

New



### ✔ Unit Summary

- Secure Estate
- Close to Transport
- Office Accommodation
- Kitchen Facilities
- WC facilities
- Well Maintained Estate

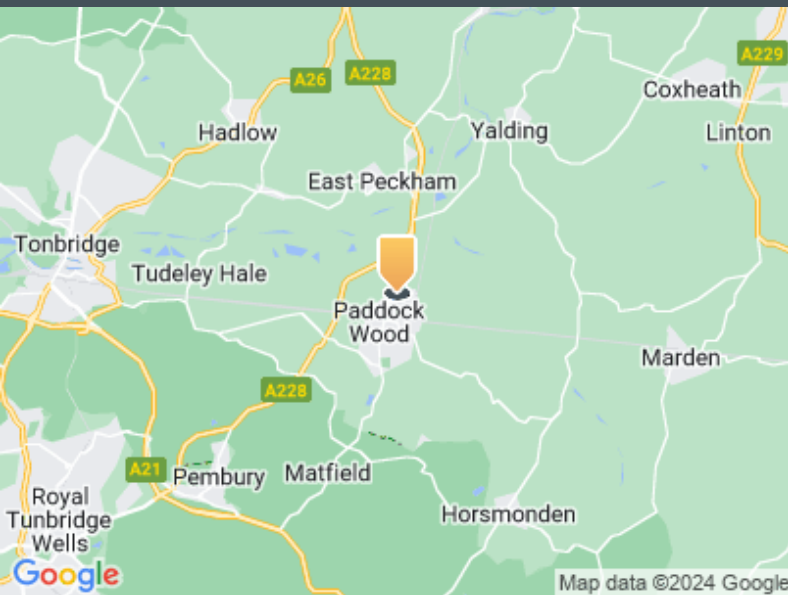
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£4,600.00	£11.50
Rates	£2,200.00	£5.50
Maintenance Charge	£4,200.00	£10.50
Insurance	£80.00	£0.20
<b>Total Cost</b>	<b>£11,080.00</b>	<b>£27.70</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Dana Trading Estate is located in Paddock Wood, Kent. The estate is situated around 38 miles south-east of Central London and 9 miles from the M20 Motorway. The property is situated within a well-established business location and lies within close proximity to Tunbridge Wells.



### Road

The site is readily accessible by car, lying 1.5 miles south-east of the A228. This arterial route connects the site to the wider Motorway network, with the M20, M25 and M26 all within a 15 minute commute.



### Airport

Gatwick Airport is situated approximately 40 miles to the west of the estate and is within a 50 minute drive time.



### Rail

The site is readily accessible by car, lying 1.5 miles south-east of the A228. This arterial route connects the site to the wider Motorway network, with the M20, M25 and M26 all within a 15 minute commute.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (97)

## Key Contact



### Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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