

TO LET

INDUSTRIAL AND WAREHOUSE – 17,262 SQ FT (1,603.64 SQ M)

Unit F, Paddock Wood Distribution Centre, Transfesa Road, Tonbridge, Kent, TN12 6UU

Rent On Application

Industrial / Distribution unit - located on a prime Kent estate

23 July 2026

DESCRIPTION
The property comprises a concrete frame with profile metal clad elevations and trussed roofs providing 14,913 sq ft of ground floor warehousing with 2,322 sq ft of ancillary first floor offices. The unit benefits from four loading doors, providing access to a generous yard area. Internally, the warehouse benefits from 8.6m eaves and a fully fitted office space with carpet, heating and lighting. Additionally, the warehouse has 3 phase power and fibre internet connection.

LOCATION
Unit F is located in Paddock Wood Distribution Centre, a mixed use commercial and industrial park. The industrial scheme benefits from access to the A228 within 6 minutes. Paddock Wood is a micro-industrial location in eastern Kent, offering excellent transport links to London via the M25, accessible within 25 minutes, and the wider Kent area including Maidstone, Royal Tunbridge Wells and Ashford. By rail, London Bridge is accessible within 49 minutes from Paddock Wood train station, situated just 2 miles from Paddock Wood Distribution Centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	14,940	1,387.93
1st Floor Offices	2,322	215.71
TOTAL	**17,262**	**1,603.64**



AMENITIES
- Estate has recently undergone extensive external recladding and improvement works
- 8.6m eaves
- 4 loading doors
- 3 phase power
- Fully fitted offices
- Fibre internet
- Could be combined with Unit E to provide 34,412 sq ft

RENT
On application.

TERMS
The unit is available by way of an assignment of the existing lease which expires on the 18th October 2027 (outside of the 1954 Act).

Alternatively, the unit is available by way of a new longer term directly with thelandlord, terms to be agreed.

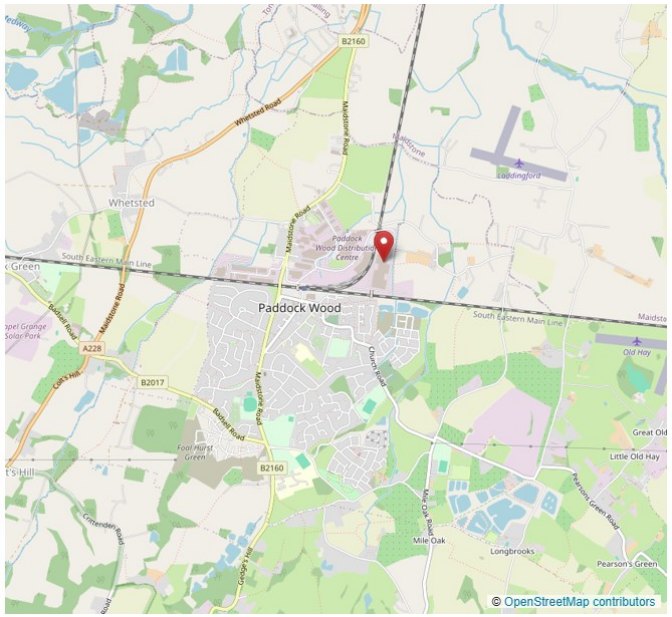
BUSINESS RATES
Interested parties are advised to make their own enquiries with the local authority.

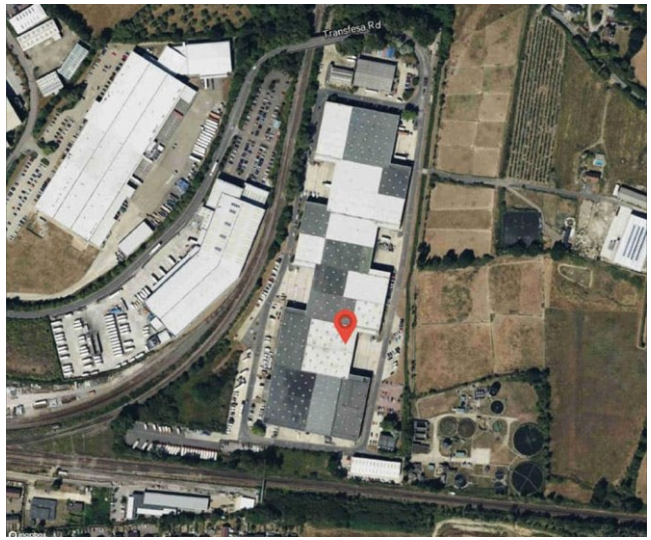
VAT
To be confirmed.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
An EPC is being prepared and will be available shortly.







VIEWINGS – 01322 285 588

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