/NDURENT

DANA TRADING ESTATE PADDOCK WOOD

TN12 6UT
///SIDES.RIVERBED.WALTZES

Offered as single or combined units

UNIT 11: 24,491 SQ FT (2,275 SQ M)
UNIT 12 & 13: 46,750 SQ FT (4,343 SQ M)
UNIT 14: 26,769 SQ FT (2,487 SQ M)

Undergoing comprehensive refurbishment - Available Q2 25



Accessed via the B2160 from the A228 to the North West with connections to M20/M26

24/7 access

Warehousing that Works.

High performance space for your business.

The Dana Trading Estate is situated within the established Transfesa Road industrial area of Paddock Wood just to the north of the town centre. The estate is accessed via the B2160 from the A228 to the north west which then connects to the M20/ M26.

This modern estate is formed of 14 units of steel portal frame construction each incorporating 2 storey offices

The units are currently undergoing refurbishment and will be available on a single or combined basis.





Warehousing that Works.

You’re well-connected.

MAJOR ROADS

B2160	2.5 miles
A228	11.6 miles
M26	42.1 miles
M20	43.7 miles

CITIES/MAJOR TOWNS

Tonbridge	7 miles
Tunbridge Wells	8 miles
Maidstone	10 miles
London	35 miles
Canterbury	41.9 miles

AIRPORTS

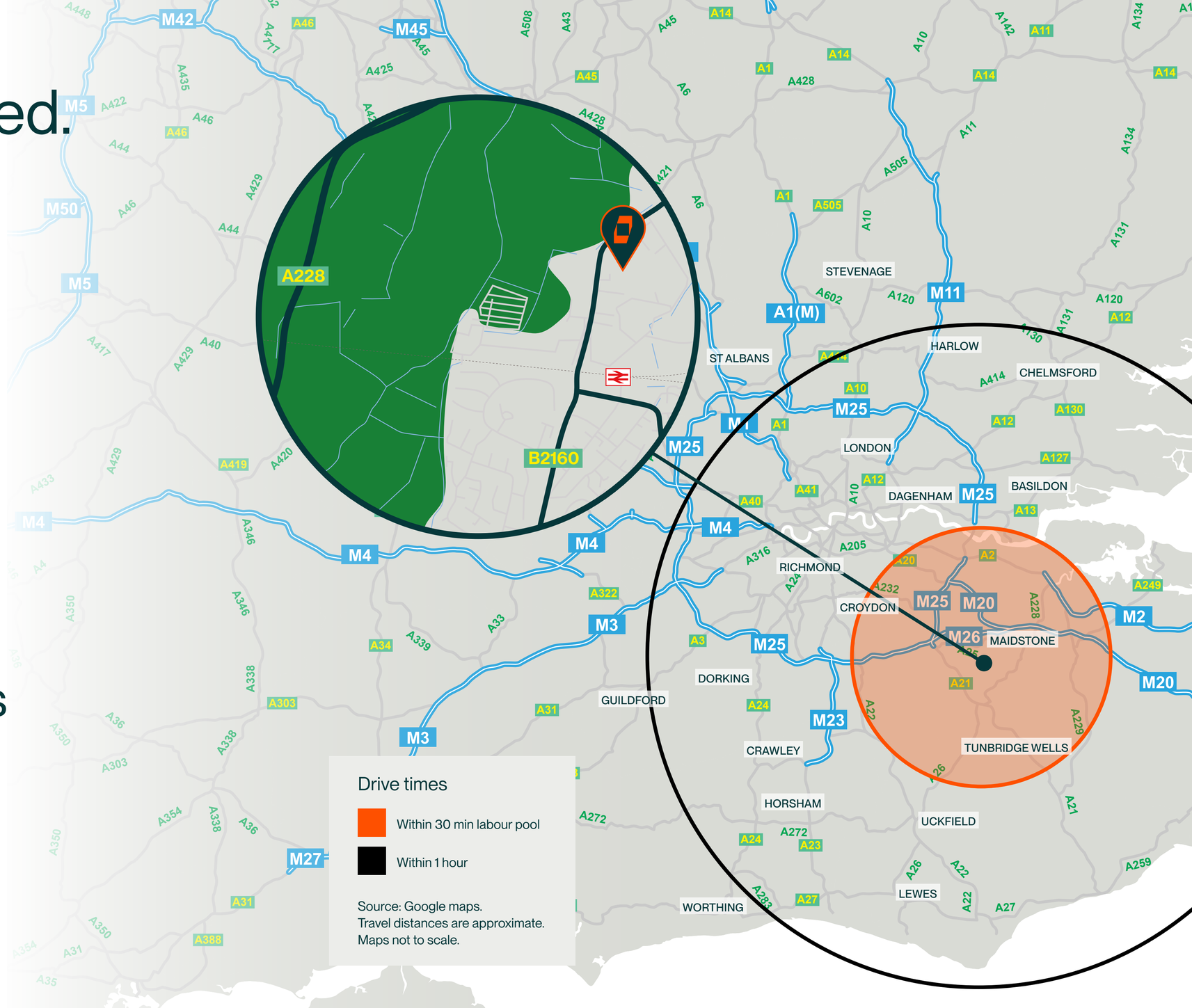
London Gatwick	38.7 miles
London City	39.2 miles
London Southend	49.6 miles

RAIL FREIGHT TERMINALS

Purtfleet Docks	28 miles
Hither Green	29.3 miles
London Gateway	36.5 miles
Port of Tilbury	34.8 miles

TRAIN STATIONS

Paddock Wood	1 mile
London Charing Cross	37.1 miles



Schedule of accommodation

Units can be offered combined or as single units

	UNIT 11	UNIT 12 & 13	UNIT 14
GROUND FLOOR WAREHOUSE	22,117 SQ FT (2,055 SQ M)	42,490 SQ FT (3,947 SQ M)	26,769 SQ FT (2,487 SQ M)
OFFICE SPACE	2,374 SQ FT (221 SQ M)	4,260 SQ FT (796 SQ M)	N/A
LEVEL ACCESS LOADING DOORS	1	2	1
TOTAL	24,491 SQ FT (2,275 SQ M)	46,750 SQ FT (4,343 SQ M)	26,769 SQ FT (2,487 SQ M)





Units to undergo refurbishment

Minimum internal eaves height of 5.8m

24/7 access

Covered loading facilities

Full height Electrically operated loading doors

LED lighting throughout

*All floor areas are approximate gross internal areas.

Warehousing that Works.

Take a closer look

Estate layout



Site plan is indicative.

Warehousing that Works.



CONNIE SNOWIE

Senior Asset Manager

07881 033 184

connie.snowie@indurent.com

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to relay. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. January 2025. TBDW 05862-07.

Warehousing that Works.

INDURENT

DANA TRADING ESTATE PADDOCK WOOD

Discover more

SHW SHW.CO.UK

01322 285588

Tom Booker
M: 07584 237 141
E: tbooker@shw.co.uk

Toby Coldbreath
M: 07947 373875
E: tcoldbreath@shw.co.uk