

TO LET

INDUSTRIAL AND WAREHOUSE – 17,150 SQ FT (1,593.24 SQ M)

Units E, Paddock Wood Distribution Centre, Transfesa Road, Paddock Wood, Tonbridge, Kent, TN12 6UU

DESCRIPTION

The 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.

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, Howdens and Screwfix.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	14,895	1,383.75
First Floor Office	2,255	209.49
TOTAL	**17,150**	**1,593.24**

AMENITIES

- Clear internal height 8.6m (28ft)
- 2 electric loading doors
- 3-phase power
- 24 hour onsite security and CCTV
- LED lighting throughout
- Air source heat pump heating in offices
- Separate WCs
- To be refurbished
- Could be combined with Unit F to provide 34,412 sq ft

RENT

On application.

TERMS

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

RATES

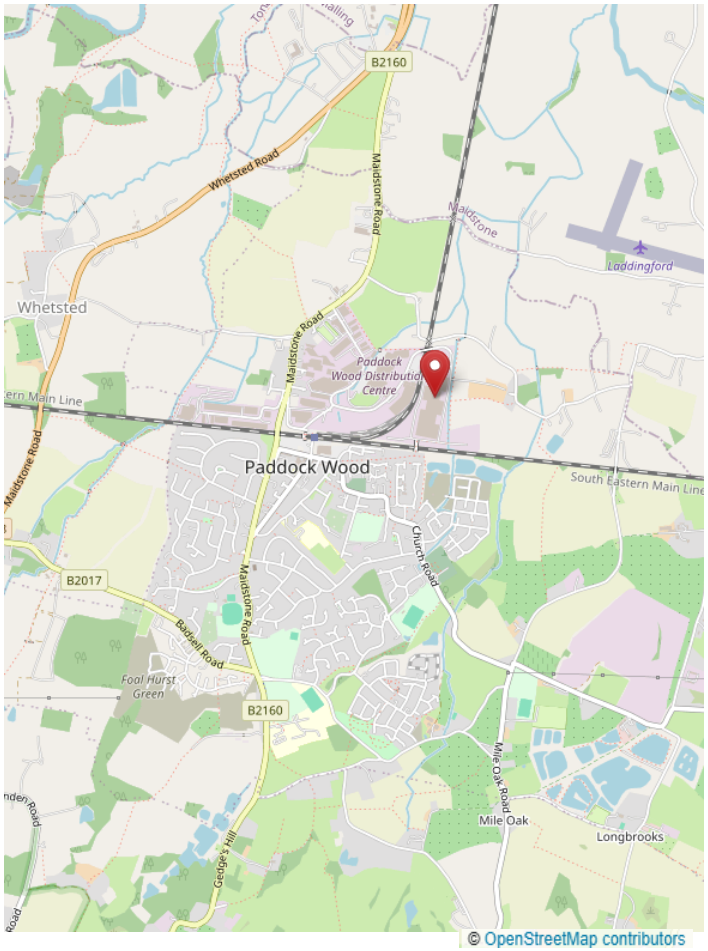
April 2026 rateable value is shown as £128,000. However interested parties are advised to confirm this with the local charging authority.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



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