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TO LET

INDUSTRIAL AND WAREHOUSE – 35,830 SQ FT (3,328.61 SQ M)

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

DESCRIPTION

The unit comprises ground floor warehousing with airconditioned ancillary offices over 3 floors and is of concrete frame construction under metal trussed roof with recently replaced profile metal clad elevations. The clear internal height is 8.6m and the unit benefits from canopied ground level loading via 8 electrically operated roller shutter doors (4 on the front elevation and 4 on the side elevation) together with allocated parking.

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, Warburtons, Bidfood, Mack Fruit, Zend Box, Howdens and Screwfix

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	31,092	2,888.45
Ground Floor Office	721	66.98
First Floor Office	1,084	100.7
Second Floor Office	2,933	272.48
TOTAL	**35,830**	**3,328.61**

AMENITIES / OPPORTUNITY

- Estate subject to recent external improvement works
- Clear internal height 8.6m (28ft)
- 8 electric roller shutter doors
- 3-phase power
- 24 hour onsite security and CCTV
- LED lighting throughout
- Air conditioned offices
- Separate WCs
- Kitchenette/staff room
- Allocated parking

TERMS

The unit is available by way of an assignment or sublease of the existing lease expiring on the 15th of January 2031. Alternatively the unit maybe available by way of a new longer lease directly with the landlord.

RATES

We understand that the rateable value from 1st April 2026 is £270,000. However interested parties are advised to confirm this with the local charging authority.

VAT

VAT will be chargeable on the terms quoted.

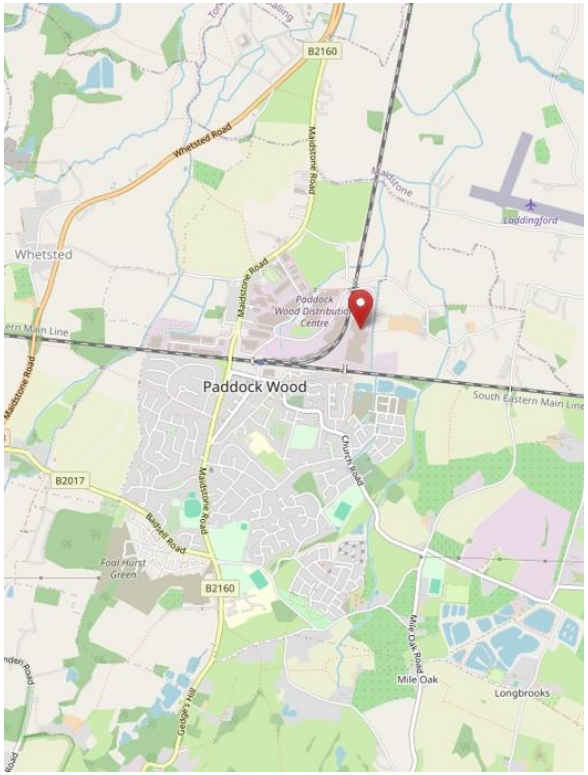
LEGAL COSTS

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

EPC

51-75 C

69 C











VIEWINGS – 01322 285588

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