



Unit F Paddock Wood Distribution Centre

Transfesa Road, Paddock Wood, TN12 6UU

**Industrial / Distribution unit -
located in a prime Kent
estate**

17,262 sq ft
(1,603.69 sq m)

- Estate currently undergoing extensive external recladding and improvement works
- 8.6m eaves
- 4 loading doors
- 3 phase power
- Fully fitted offices
- Fibre internet

Summary

Available Size	17,262 sq ft
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	14,940	1,387.97
1st - Floor Offices	2,322	215.72
Total	17,262	1,603.69

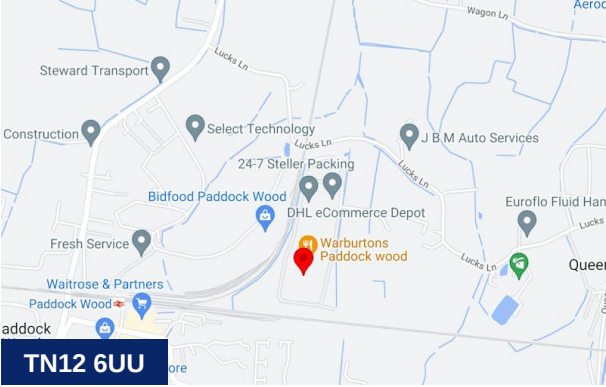
Loading Bay

The unit comprises a covered loading bay of 825 sq ft GIA

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 the landlord, terms to be agreed.



Viewing & Further Information



Tom Booker
01322 285 588 | 07584 237 141
Tom.Booker@Ryan.com

CBRE LTD (Joint Agent)