

Unit 13, The Cedars, Willows Business Park

Pattenden Lane, Marden, Tonbridge, Kent, TN12 9QJ



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CHARTERED SURVEYORS & ESTATE AGENTS



Warehouse / Pallet Storage TO LET

Unit 13, The Cedars, Willows Business Park

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Key Features

- 12m Eaves
- LED Lighting
- 2x Electric Roller Shutter Doors
- Modern Storage Warehouse
- Car Parking
- EPC A Rating

Description

MODERN WAREHOUSE UNIT TO LET

The Willows Business Park is a modern Storage & Distribution Centre located in Marden, Kent. There is currently availability for storage and offices in The Cedars building which is a substantial warehouse unit benefitting from 12m eaves.

Accommodation

The Cedars is a detached, mixed-use development completed in 2019, offering a range of storage and distribution units of varying sizes. Unit 13 features 12m eaves and multiple automated roller shutter doors, making it well-suited for pallet racking, storage, and a variety of other business uses.

Adjacent units may also be available, subject to negotiation, providing flexibility in the overall unit size that can be accommodated.

The property further benefits from on-site car parking.



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Floor Areas

The Areas, taken on a Gross Internal Area (GIA) Basis are as follows:

Area	Sq Ft	Sq M	Min Eaves
Unit 13 - Warehouse	7,795	724	12m

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

Rent

Unit 13 £97,500 per annum exclusive

Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £59,500 from 1 April 2026.

The multiplier for 2026/2027 is 43.2p in the £.

Service Charge

Service Charge to cover the upkeep and maintenance of the common areas and to include a fair proportion of the shared services

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Rating (A) 10

Legal Costs

Each side to bear its own legal and professional costs



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Location

The property is situated on Pattenden Lane, Marden, just off the A229 7.5 miles to the south of Maidstone Town Centre and 9.5 miles east of Tonbridge.

Marden is a large rural village in the Weald of Kent, offering a variety of local amenities. Marden station has services to London Bridge in 48 minutes and Charing Cross in 58 minutes. The station also serves Ashford International in 21 minutes.

what3words Address - <https://w3w.co/sliding.headers.retrain>

Drive Time	Miles	Mins
Maidstone	7.5	19
Ashford	24.8	37
Dover	46.7	58

For all Viewings and Enquiries contact:

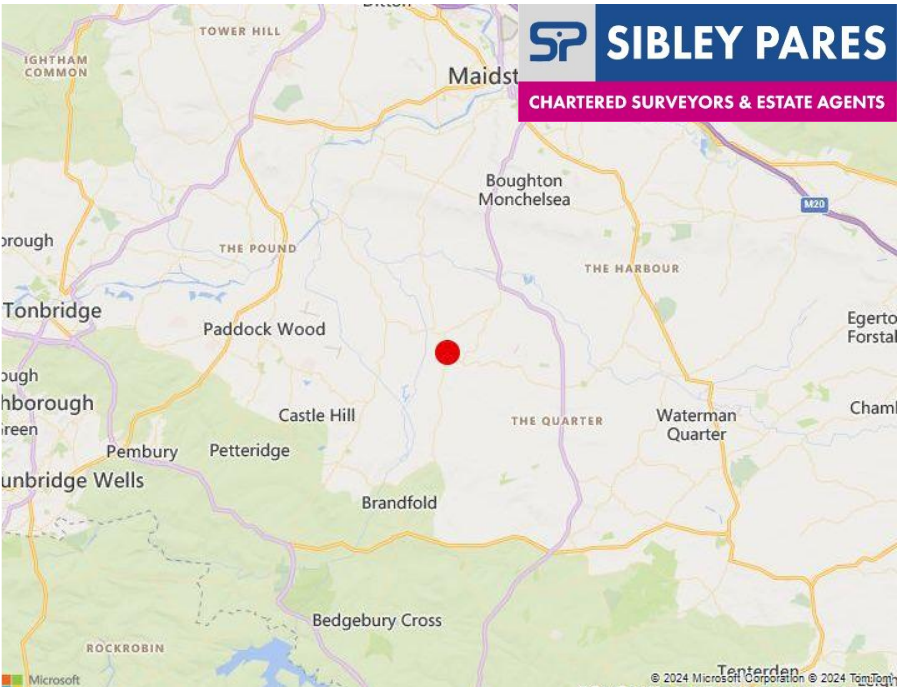


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