

**SUITE 5, PADDOCK WOOD BUSINESS
CENTRE, 1-7 COMMERCIAL ROAD,
PADDOCK WOOD, TN12 6EN**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



**Indicative line for identification purposes only*

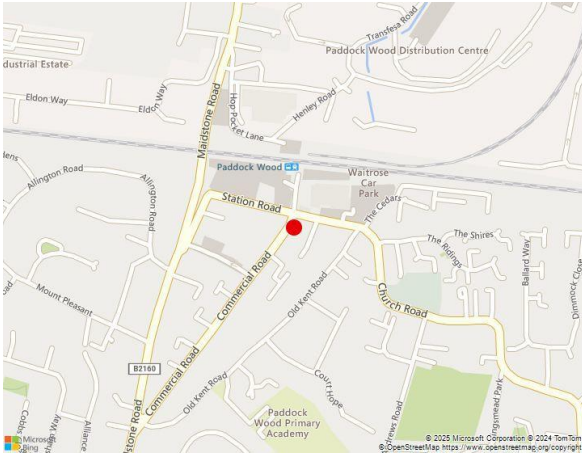


OFFICE SUITE TO LET

- High quality fit-out
- Opposite mainline train station
- Air Conditioned
- £15,000 per annum exclusive

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

SUITE 5, PADDOCK WOOD BUSINESS CENTRE, 1-7 COMMERCIAL ROAD, TN12 6EN



Location

Paddock Wood Business Centre is situated in a prominent position at the north end of Commercial Road, directly opposite Paddock Wood Mainline Station which provides frequent rail services to London Charing Cross via Tonbridge in approx. 50 minutes. The property is surrounded by local amenities including a Waitrose supermarket as well as a variety of independent and national retailers.

Paddock Wood has excellent connectivity being 6.5 miles East of Tonbridge, 7 miles South West of Tonbridge Wells and 14 miles South East of Sevenoaks.

Accommodation

Paddock Wood Business Centre is a mixed use building comprising retail units on the ground floor and 5 office suites across the 1st and 2nd floors.

Suite 5 is located on the 2nd floor and provides largely open plan office space with a partitioned board/meeting room, two WCs and a kitchen. The suite also benefits from air conditioning throughout and lift access.

The office furniture is available via separate negotiation.

Floor Areas

The property was measured on NIA basis and extends to approximately 1,105 sq ft (94.3 sq m).

There are 3 designated car parking spaces within a secure, under-croft car park.

EPC

B 38

Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £16,250 from 1 April 2026.

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

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

Rent

£15,000 Per Annum Exclusive

Terms

To take a new lease by negotiation.

Service charge payable by the tenant – details upon request.

Legal Costs

Each side to bear their own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.