

est. 1828  
**bracketts**



**SUITE 3  
PADDOCK WOOD BUSINESS CENTRE  
1-7 COMMERCIAL ROAD, PADDOCK WOOD  
KENT TN12 6YT**

**OFFICE SUITE TO LET  
611 SQ.FT.**

**WITH CAR PARKING**

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CENTRE  
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## LOCATION

Paddock Wood Business Centre is situated in a prominent position at the top end of Commercial Road directly opposite Paddock Wood Station providing a train service via Tonbridge to London of approx. 50 minutes. A Waitrose supermarket is opposite and the property is close to a number of High Street banks and local shops. Various car parks are within a short walking distance.

The M25 motorway is accessed via Pembury approx. 4 miles to the south with Junction 5, M25 around 12 miles to the north of Pembury. Tonbridge & Tunbridge Wells are about 4 and 6 miles respectively.

## DESCRIPTION

Comprises two self contained suites of offices in this modern office building as follows:

**Suite 2:** **UNDER OFFER**  
Comprises a large open office area together with a separate smaller section with separate male and female wc's and tea making area.  
**Approx. net lettable area 1,045 sq.ft. (97 sq.m.)**

**Suite 3:**  
Comprises lobby and 2 office areas with disabled wc, having an **Approx net lettable area of 611 sq.ft. (57 sq.m.)**

## AMENITIES /SPECIFICATION

- **Suspended ceilings with Cat 2 lighting**
- **Carpet squares**
- **Sealed double glazed windows**
- **Electric heating**
- **3-compartment skirting trunking**
- **Window blinds**
- **Cat 5 wiring**
- **Lift**
- **3 car parking spaces for Suite 3.**

## TERMS

Both Suites 2 and 3 are held by way of separate Leases both for a term expiring 24 March 2014. The Leases are available by way of assignment or under-letting by negotiation, held on effective full repairing and insuring terms via service charge recovery.

## RENTS

**Suite 2: UNDER OFFER**  
**Suite 3: £8,850 per annum plus VAT**

## RATES

From the VOA website we understand the premises have a Rateable Value of:  
Suite 2: £8,000, Suite 3:£4,400. UBR for 2009/2010 48.5p in the £.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

## POSSESSION

Possession will be granted upon completion of legal formalities or earlier by arrangement.

## VIEWING

Strictly by appointment through sole agents BRACKETTS.

For further information or viewing please contact:

**Jeffrey Moys**  
**Bracketts**  
**Tel: 01732 350503**  
**Email: [jmoys@bracketts.co.uk](mailto:jmoys@bracketts.co.uk)**

*updated: 17 August 2010*

## IMPORTANT NOTE:

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