

UNITS 6 & 7

# ORCHARD BUSINESS PARK

TRANSFESA ROAD // PADDOCK WOOD // TONBRIDGE // TN12 6UT

UNIT 1  
LET TO  
**SCREWFIX**



## TO LET

TWO INDUSTRIAL UNITS – 2,697 – 5,400 SQ FT (250.5 – 502 SQ M)



SAT NAV: TN12 6UT



## LOCATION

Paddock Wood is located approximately 35 miles to the south east of central London. It is located approximately 8 miles to the north west of Tunbridge Wells, 7 miles to the east of Tonbridge and approximately 10 miles to the south of Maidstone.

The subject property is located within the established commercial/industrial areas to the north of the town with access via the B2160 from the A228 to the north west. Transfesa Road is the main estate road with a variety of commercial users in the area including Bidvest 3663, Dana Industrial Estate and Eldon Industrial Estate. Paddock Wood train station is located within 1/2 mile to the south of the subject property.

## DESCRIPTION

The property comprises seven industrial/warehouse units constructed of portal frame with brick and block elevations to 2m and profile steel clad elevations beneath a pitched steel roof incorporating roof lights.

Key benefits include:

- 5.5m eaves
- Ancillary office space
- Three phase power
- EV charger for each unit
- Electronic loading door

## AVAILABILITY (GIA)

UNIT	GF WAREHOUSE (SQ FT)	GF & FF OFFICES (SQ FT)	TOTAL (SQ FT)
6	2,202	495	2,697
7	2,208	495	2,703
<b>TOTAL</b>	<b>4,410</b>	<b>990</b>	<b>5,400</b>

Units available individually or combined.



## RENT

POA

## RATES

For information regarding business rates please visit gov.uk

## SERVICE CHARGE/OTHER OUTGOINGS

A service charge is payable towards the upkeep of the common parts of the estate.

## PLANNING

B2, B8, E(g) planning use.

## LEGAL COSTS

Each Party to bear their own legal costs.

## VIEWINGS

Solely available through the joint agents.



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