

UNITS 6 & 7

ORCHARD BUSINESS PARK

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

SCREWFIX
UNIT 1
LET TO



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.

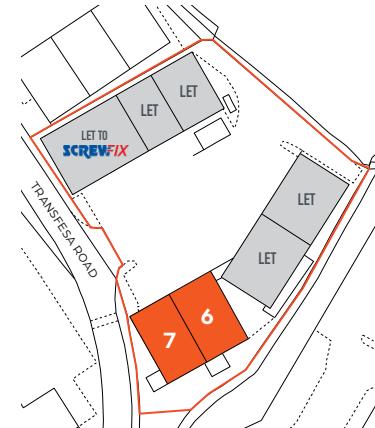
Key benefits include:

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

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
TOTAL	4,410	990	5,400

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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