

**ADJOINING HARD STANDING – SECURE YARD ALSO AVAILABLE**  
c0.22 ha / 0.55 acres  
*By way of separate negotiation*



**TO LET** 1,152 SQ M (12,410 SQ FT)

DETACHED WAREHOUSE / DISTRIBUTION UNIT w. self contained yard

Lenco House, Paddock Wood Distribution Centre, Transfesa Road, TN12 6UU

est. 1828  
**bracketts**

## LOCATION

Paddock Wood lies off the A228 between Tonbridge, Tunbridge Wells and Maidstone (4, 5 and 10 miles retrospectively). The M26 and M25 motorways lie to the North. Lenco House is located at the far end of Transfesa Road, through the 24-hour security barrier.

## DESCRIPTION

A detached factory/ warehouse unit on a self-contained site of 0.5 acres. Specification:

- Eaves height 6m (20ft)
- Lined cladding and roof with roof lights
- Electric roller shutter door
- 3 Phase 400 KVA power, electricity buzz bars, LED lighting
- 2 Ton crane
- Offices with suspended ceilings, LED Lighting, aircon, trunking and CAT 5 cabling. Double glazed widows, carpeting and full fibre lease line. Fire and burglar alarms.
- Concreted yard area with additional staff parking to the rear. 2 access points.

Accommodation	Sq. M	Sq. ft
Ground Factory	898.6	9,673
First Offices	101.7	1,095
Mezzanine	152.5	1,642

**Total Gross Internal Area**    **1,152.9 / 12,410**

*All areas are approximate, verification recommended.*

**NOTE: ADDITIONAL ADJOINING  
HARD STANDING, SECURE SITE  
COULD BE MADE AVAILABLE (BY  
SEPARATE NEGOTIATION)**

**c0.22 hectares / c0.55 acres**

## RENT

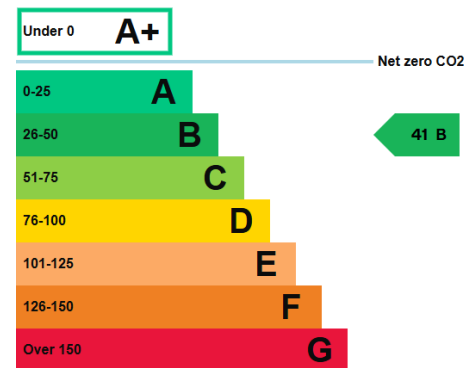
POA - We are informed VAT is payable.

There is a service charge for the upkeep of common parts.

## BUSINESS RATES

We are informed that the Rateable value is £81,500. The UBR for 24/25 is 54.6p.

## EPC



### Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

## TERMS

The unit is available by way of a new repairing and insuring lease for a term to be agreed.

## POSSESSION

On lease completion, subject to Vacant Possession.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**Joshua O'Brien**

joshua.o'brien@bracketts.co.uk

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

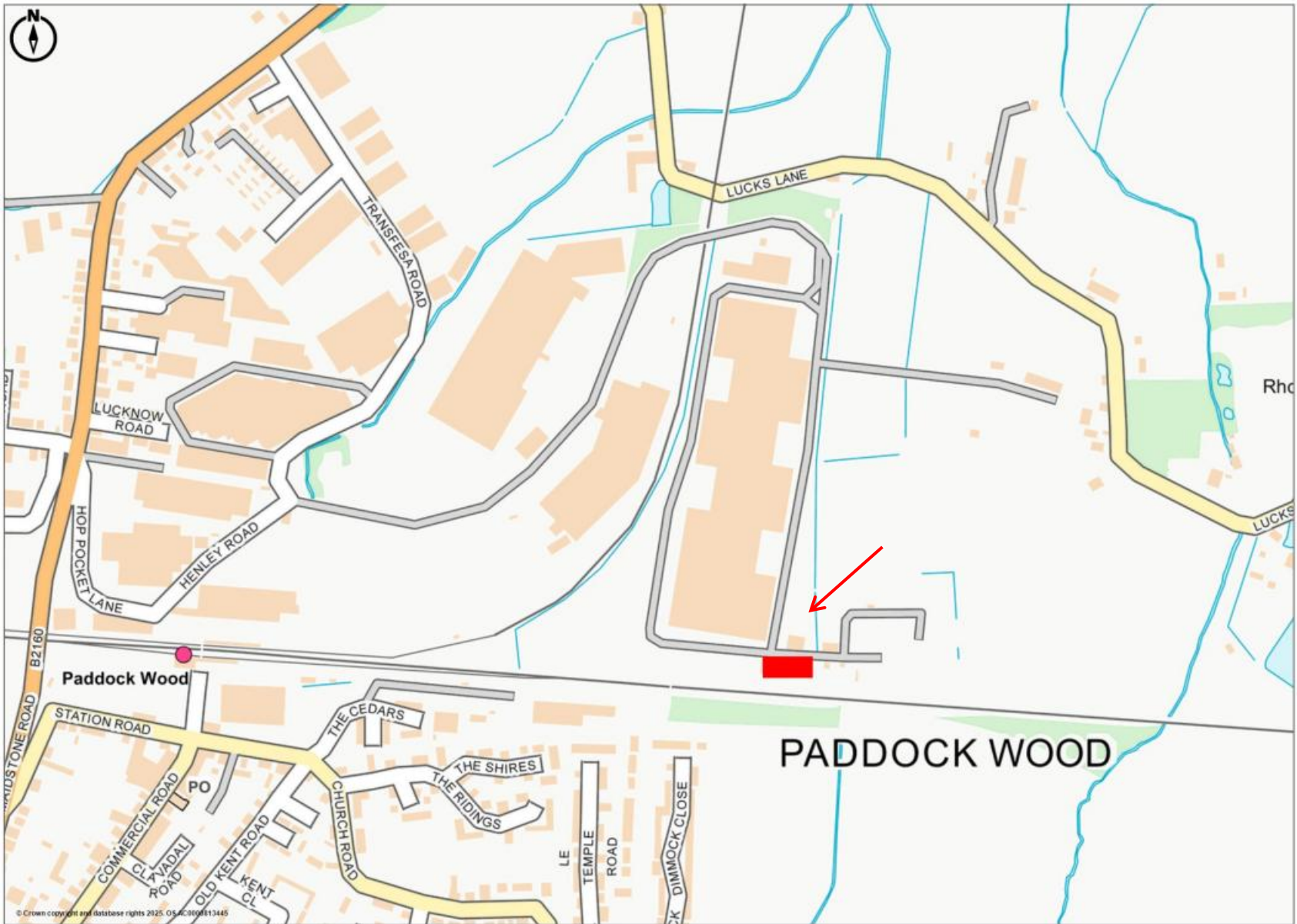
*OR Joint Agent CoreCommercial:*

**Neil Mason**

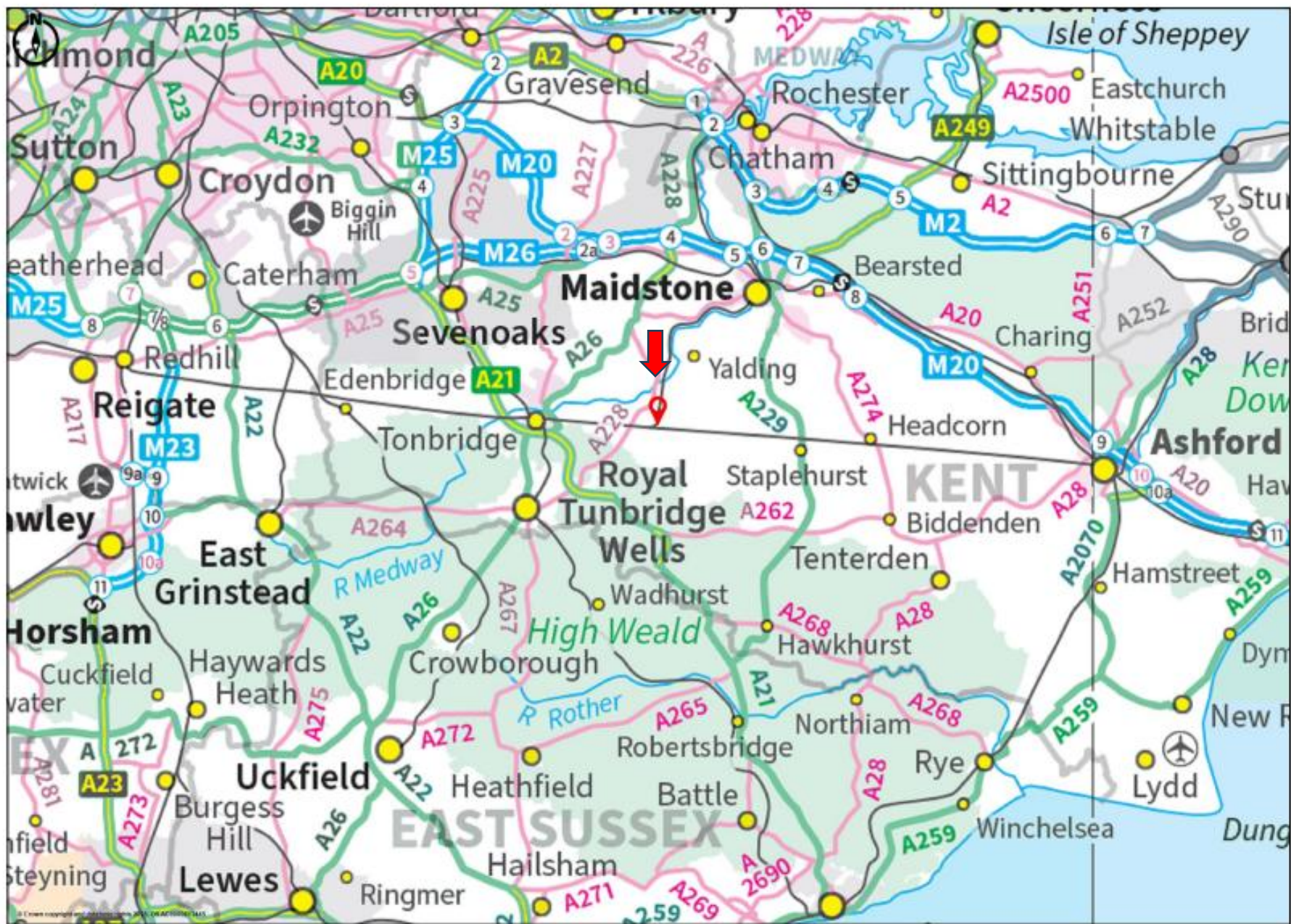
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*Subject to contract*















# TO LET

## Lenco House - Paddock Wood Distribution Centre Transfesa Road TN12 6UU

APPROX. 1,152 SQ M (12,410 SQ FT)

est. 1828  
**bracketts**

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2025 ANNUAL AWARDS

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TOP AGENCY

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