



TO LET APPROX. 54 SQ M (580 SQ FT)
FIRST FLOOR AIR CONDITIONED OFFICES WITH PARKING
136B COMMERCIAL ROAD, PADDOCK WOOD, KENT, TN12 6DP

est. 1828
bracketts

LOCATION

The property is situated in a prominent position at the Maidstone Road end of Commercial Road. Paddock Wood train station is around 500 yards providing a train service to Tonbridge and to London with a journey time of approx. 50 minutes. The town's shops include Waitrose supermarket and a number of High Street banks and local shops.

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

DESCRIPTION

Comprises of first floor self contained suite of offices above the Esso Garage. The accommodation is divided to form 4 offices, meeting room and tea making area.

The offices will be available newly re-decorated and are carpeted and have the benefit of suspended ceilings. The offices are **air conditioned** and the suite has one dedicated car parking spaces.

FLOOR AREA

The unit has the following approx. net internal floor area:

Total NIA approx. 48.92 m² (526 sq ft).

All areas are approximate and interested parties are advised to verify all measurements themselves

TERMS

The property is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

Guiding Rental of £9,000 per annum

VAT

TBC

SERVICE CHARGE

TBC

BUSINESS RATES

Enquiries from the VOA Website indicate that the property is described as 'Offices & Premises' with a rateable value of £8,800.

The UBR for 2026/27 is 0.48p in the £.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

TBC

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01 732 350503**

Joshua O'Brien

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Dominic Tomlinson

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Subject to contract

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.



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PADDOCK WOOD
KENT TN12 6DP**

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Tonbridge

Kent TN9 1BB

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