



Precision Accountancy LLP  
www.precisionaccountancy.co.uk  
01892 838883



Paddock Wood Library



Paddock Wood  
cards, gifts

Paddock Wood Cards  
cards, gifts & balloons  
Cards & Balloons  
Gifts & Stationery  
Personalisation  
Partyware  
www.paddockwoodcards.com Tel 01892

**TO LET** 119 SQ M (1,280 SQ FT)

CLASS E UNIT

FIRST FLOOR, 15 COMMERCIAL ROAD, PADDOCK WOOD TN12 6EN

est. 1828  
**bracketts**

## LOCATION

Commercial Road is situated in a prominent position opposite Paddock Wood Station providing a train service via Tonbridge to London of approx. 50 minutes.

The property is close to Waitrose and 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

This first floor suite of offices is situated directly above Paddock Wood Library.

The suite has natural light from front and rear and is in open plan layout with a partitioned meeting room.

There are 3 designated parking spaces.

## FLOOR AREA

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

**119 sq m (1,280 sq ft)**

## 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

Rent on application

## VAT

VAT is not applicable

## SERVICE CHARGE

To be confirmed

## BUSINESS RATES

Enquiries from the VOA Website indicate that the property is described as 'Offices & Premises' with a rateable value of £18,500.

UBR for 2024/25 is 49.9p in the £.

## LEGAL COSTS

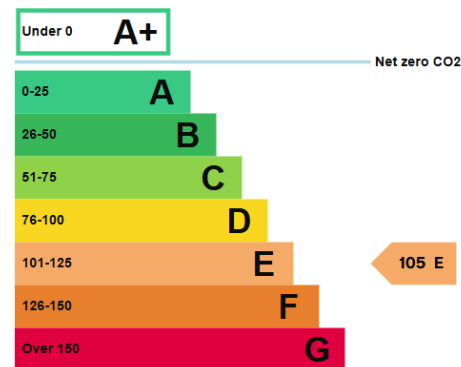
Each party to be responsible for their own legal costs.

### 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.

## Energy rating and score

This property's energy rating is E.



## POSSESSION

Upon completion of legal formalities.

## VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

*Subject to contract*



**TO LET**

**CLASS E UNIT**

**APPROX. 119 SQ M (1,280 SQ FT)**

**FIRST FLOOR  
15 COMMERCIAL ROAD  
PADDOCK WOOD  
TN12 6EN**

**bracketts** est. 1828

132 High Street  
Tonbridge  
Kent TN9 1BB  
Tel: (01732) 350503  
E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street,  
Tunbridge Wells, Kent  
Tel: (01892) 533733

