

# Eldon Way Industrial Estate

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Paddock Wood, Tonbridge, TN12 6BE  
WHAT3WORDS: gasp.puzzle.wand

High quality industrial estate

4,645 - 15,739 sq ft

To Let

Fully refurbished units



# Eldon Way Industrial Estate

The estate is located in close proximity to Paddock Wood Station with direct services to London Charing Cross (52 minutes). Eldon Way Industrial Estate is a well known industrial and warehouse centre of around 50 units, close to the town centre on the western side of Maidstone Road (B2160).

It offers high-quality units with three-phase power supply, good eaves height, loading doors and parking. Access is from Nursery Road onto Eldon Way.



 **HOWDENS**


 **Bidfood**

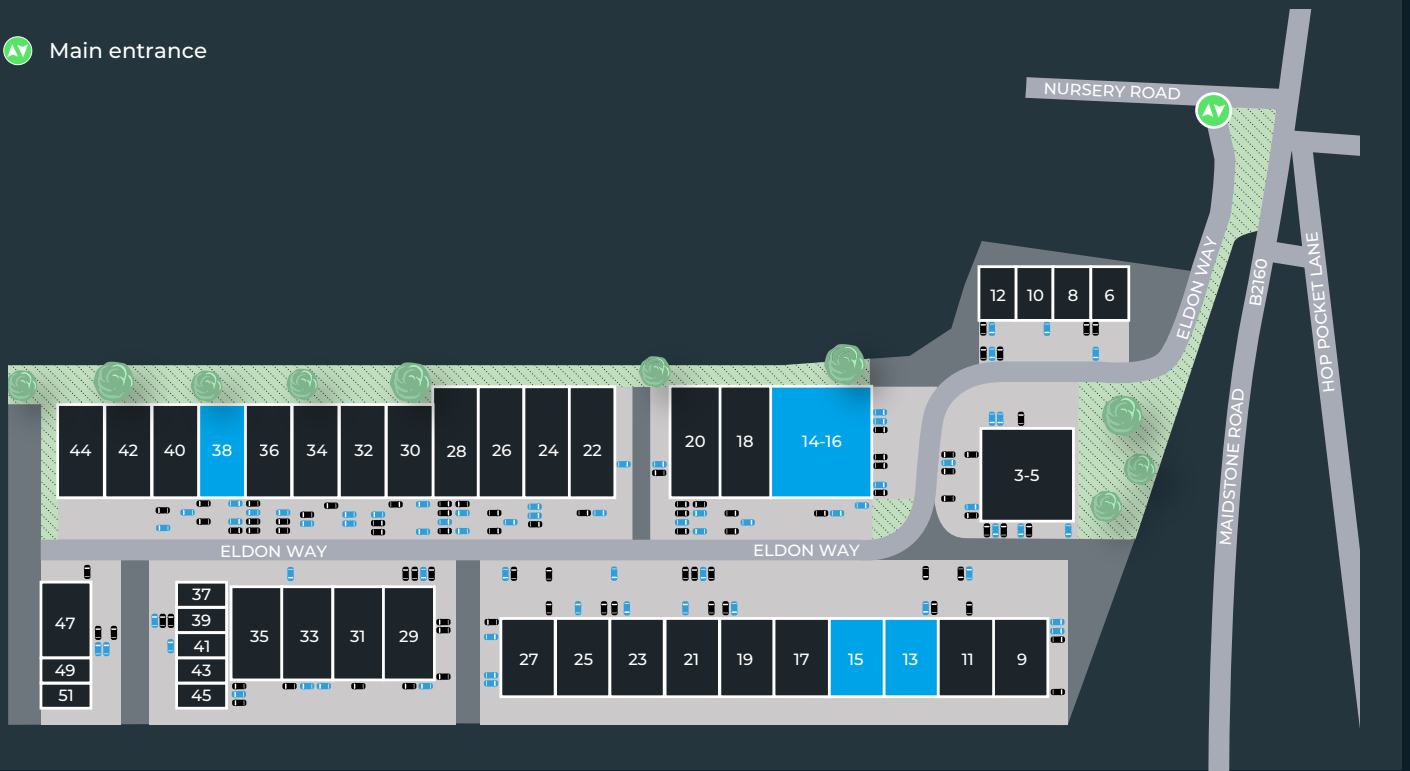
 **BarthHaas**

 **Paddock Wood**

 **Eldon Way**

 **BCA**

 Main entrance



## Accommodation (GIA)

Unit	Warehouse (sq ft)	EPC Rating
13	4,645	B
14-16	15,739	B
15	4,645	B
38	5,415	B

## Availability & terms

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed.

## Rental

Upon application.







## VAT

To be levied.

## Service charge

Payable for upkeep of common parts.

## Specification


-  3 phase power supply
-  Air conditioning
-  Allocated parking
-  Loading doors
-  5m - 7m eaves height
-  Suitable for trade counter, storage and distribution
-  LED lighting





# Strategic logistics location

Eldon Way Industrial Estate is situated close to the town centre on the western side of Maidstone Road (A228). The town's shops and main line station providing frequent services to London and Ashford are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M20/M26 and M25 motorways are around 9 and 17 miles to the north respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane. Gatwick Airport is located just over 38 miles to the west and can be reached in less than an hour.

	miles	mins		miles	mins		miles	mins
Paddock Wood	1	5	M26	9	16	Gatwick Airport	39	54
Beltring	3	6	M20	9	16			
Yalding	4	8	M25	17	23			mins
Tonbridge	7	8	M2	18	31	London Charing Cross		52

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