

# ORCHARD BUSINESS PARK

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

UNIT 1  
LET TO  
**SCREWFIX**



## TO LET

INDUSTRIAL UNITS FROM 2,148 – 10,950 sq ft (199.5 – 1017.3 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**

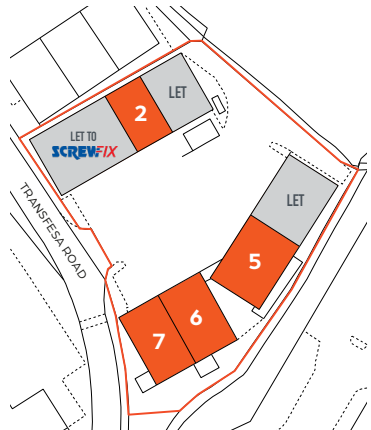
The property comprises seven industrial/warehouse units constructed of portal frame with brick and block elevations to 2m and profile steel clad elevations beneath a pitched steel roof incorporating roof lights.

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)
2	1,760	388	2,148
5	2,778	624	3,402
6	2,202	495	2,697
7	2,208	495	2,703
<b>TOTAL</b>	<b>8,948</b>	<b>2,002</b>	<b>10,950</b>



**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.



Mark Coxon  
07969 973 809  
mcoxon@caxtons.com

James Squire  
07464 627 302  
jsquire@caxtons.com



Dominic Tomlinson  
07990 745282  
dominic.tomlinson@bracketts.co.uk

Dom Barber  
07930 043626  
dominic.barber@bracketts.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 05/24