



**TO LET** CLASS E BUILDING WITH SECURE YARD (STP)

Available as a whole or in part 77 – 378 M<sup>2</sup> (828 – 4,066 SQ FT)

WHEATFIELD HOUSE, CHURCH ROAD, PADDOCK WOOD, TN12 6EX

est. 1828  
**bracketts**



LOCATION

The property is located on Church Road, close to the town centre of Paddock Wood. The property is surrounded by residential buildings.

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.

Paddock Wood main line station is around 0.3 miles to the west, providing a fast and frequent train service to London.

DESCRIPTION

The property comprises a two storey building of brick faced construction, below a variety of pitched roofs.

The property was formally used as a training centre for the British Red Cross and the accommodation comprises a number of offices, training rooms, staff welfare and stores.

To the front and rear of the property is a hard standing area for vehicle parking.

FLOOR AREA

Available as a whole or in part from 77 to 378 M<sup>2</sup> (828 – 4066 sq ft)

The total site extends to approximately 0.09 Ha (0.21 acres).

Interested parties are advised to verify the areas themselves.

Terms

Available on an effective full repairing and insuring lease on terms to be agreed outside the provisions of L&T Act 1954.

RENT

Rental on application

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant’s compliance with all covenants under the lease.

VAT

VAT payable if applicable.

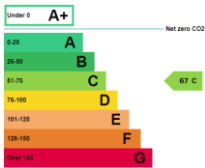
BUSINESS RATES

According to the VOA website, the units are described as ‘Training centre & premises’ with a Rateable Value of £30,000.

The UBR for 2024/25 is 49.9p in the £.

EPC

67C



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.

PLANNING

We are led to believe the property is currently used as offices and benefits from Class E use but has potential for alternative uses (subject to satisfactory planning). Interested parties are advised to speak to the LPA to discuss their intended use will be lawful.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents Bracketts:

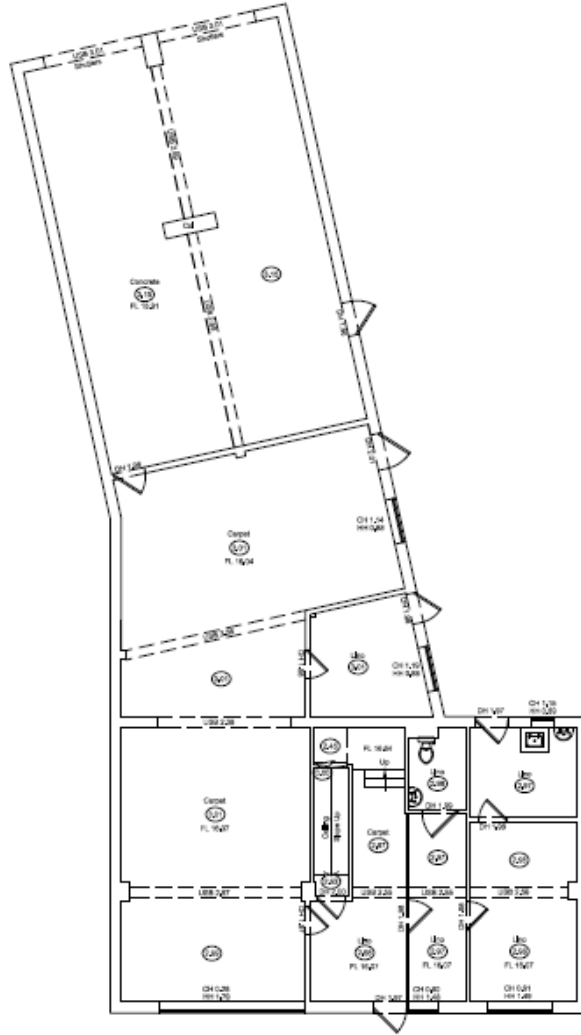
01732 350503

Joshua O’Brien  
joshua.o'brien@bracketts.co.uk

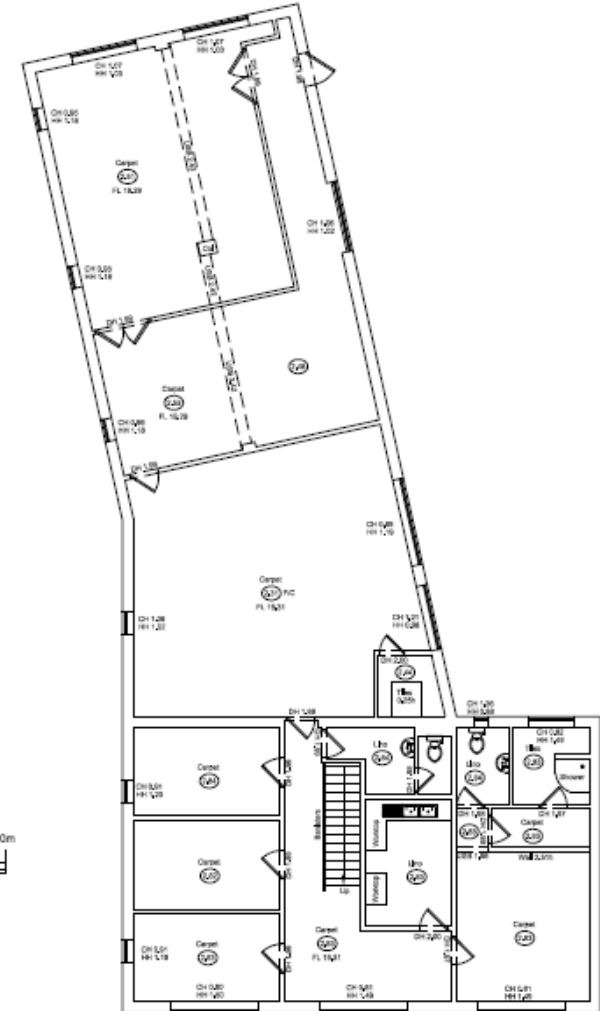
Dominic Tomlinson  
dominic.tomlinson@bracketts.co.uk

*Subject to contract and proof of funds*

## Indicative floor plans

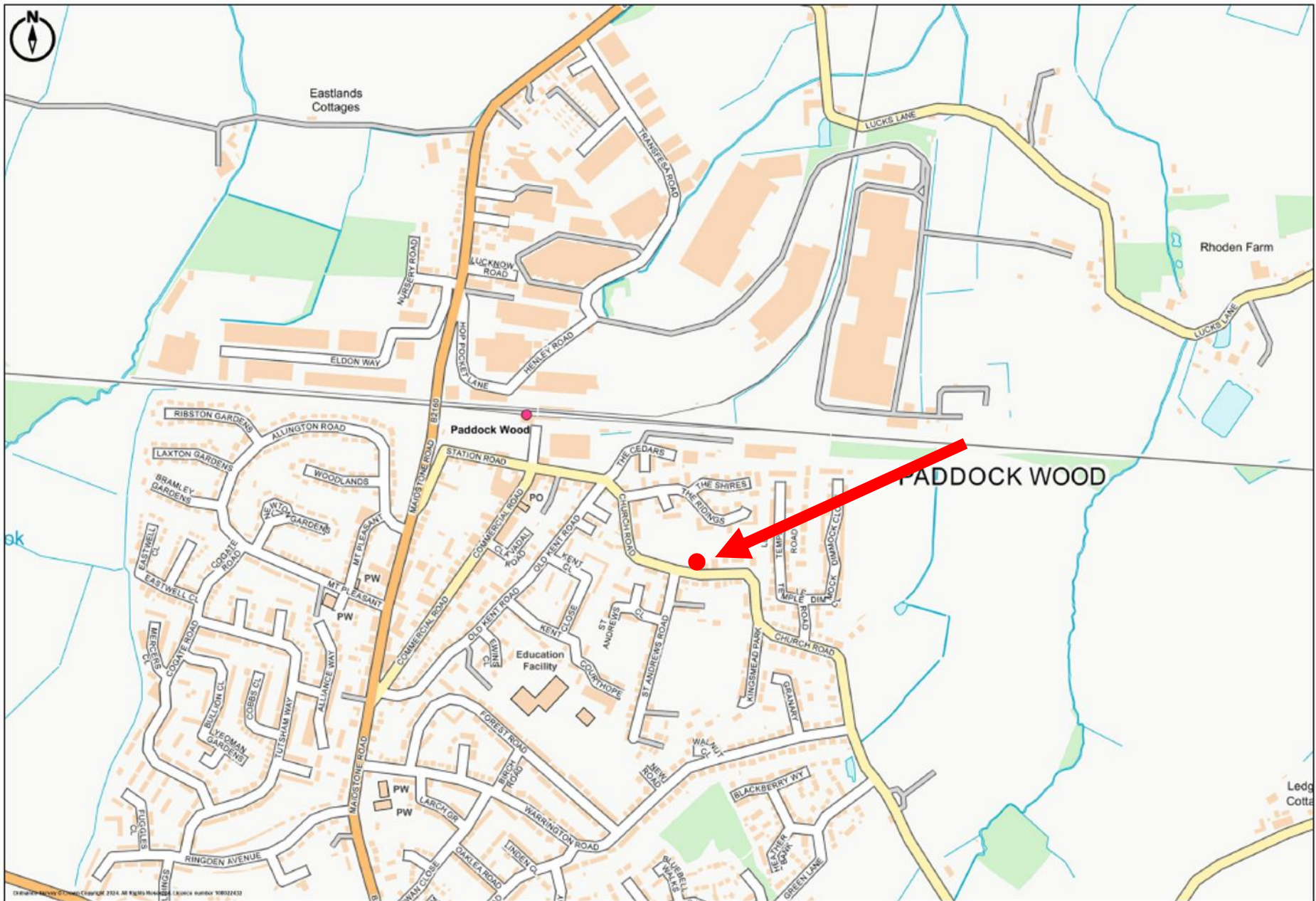


### Ground Floor Plan

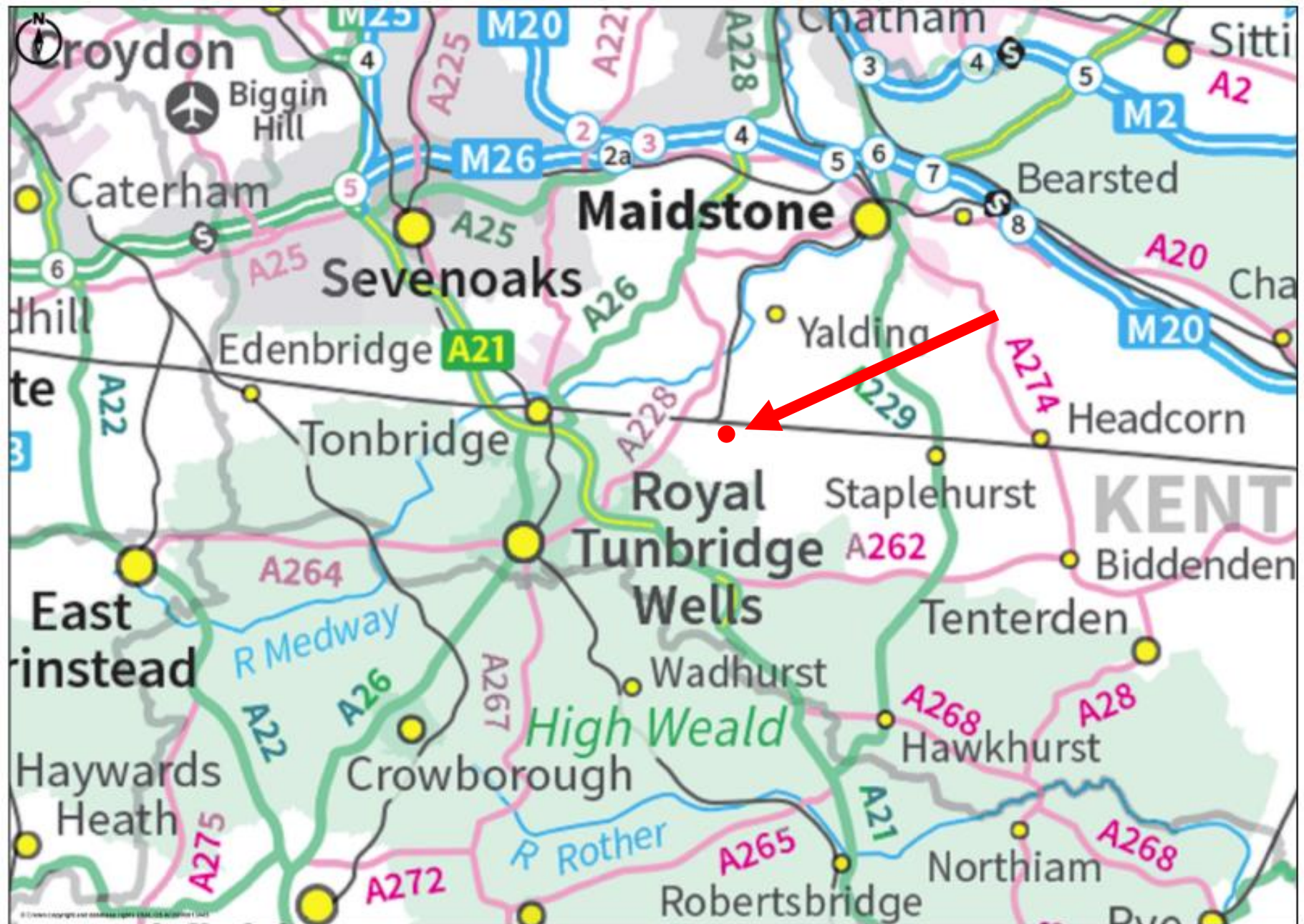


### First Floor Plan









**TO LET**

**Class E building plus secure yard  
(STP)**

**77 - 378 M<sup>2</sup> (4,066 SQ FT) Approx.**

**WHEATFIELD HOUSE  
CHURCH ROAD  
PADDOCK WOOD  
TN12 6EX**



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