

TO LET 506.3 SQ M (5,415 SQ FT)
WAREHOUSE / INDUSTRIAL UNIT
UNIT 38, ELDON WAY INDUSTRIAL ESTATE, PADDOCK WOOD, KENT,
TN12 6BE

bracketts est. 1828

#### LOCATION

The 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 the Maidstone Road (A228).

The town's shops and main line station, providing frequent service to London and Ashford, are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M25 and M20/M26 motorways are around 14 and 19 miles to the north respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane.

# **DESCRIPTION**

Unit 38 comprises of a mid-terrace warehouse/industrial unit of steel frame construction below a pitched, lined roof incorporating roof lights.

# **FLOOR AREA**

The unit has an approx. gross internal floor areas of 506.3 sq m (5,415 sq ft)

Subject to contract

#### **AMENITIES / SPECIFICATION**

- Approx. eaves height 5m
- Allocated car parking spaces
- Roller shutter up & over door
- Separate male and female WCs
- 3 Phase Power
- LED Lighting
- Kitchenette

# **TERMS**

Available by way of a new lease on terms to be agreed.

#### **RENT**

POA - per annum exclusive, plus VAT, paid quarterly in advance.

# VAT

VAT is applicable.

# **BUSINESS RATES**

Enquiries of the VOA Website indicate that the property currently has a Rateable Value of £41,750.

The UBR for 2024/25 is 49.9p in the  $\pounds$ .

# **POSSESSION**

On lease completion, subject to vacant possession.

#### **DEPOSIT**

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

# **LEGAL COSTS**

Each party to be responsible for their own legal costs.

# **VIEWINGS**

Strictly by appointment through joint sole agents Bracketts:

Telephone: 01732 350503

# **Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

Or Altus Group (Joint Agent)

Important Notice

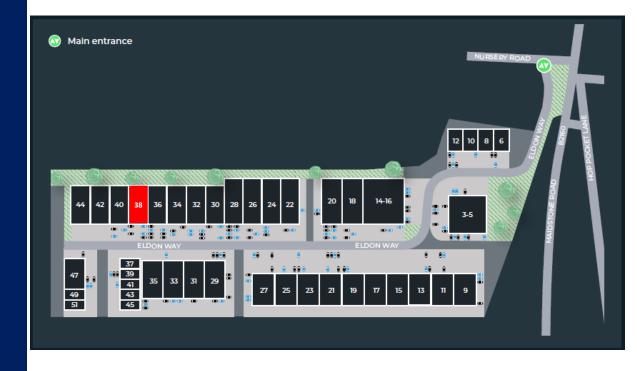
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**APPROX. 506.3 SQ M (5,415 SQ FT)** 

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