

Business Unit To Let

CORE
COMMERCIAL
01892 834483



**Cannon Park
Transfesa Road**

**PADDOCK
WOOD**

Kent TN12 6UF

Location

Paddock Wood is 45 miles southeast of central London, 10 miles southwest of Maidstone and 8 miles from Tunbridge Wells. The mainline train station (London Charing X and Ashford line) and town centre are half a mile to the south.

Description

A 2006 warehouse with profile steel cladding with roof lights. Eaves 23'5". 3 phase power. Electric up and over loading door. Warehouse gas heating. High quality integral carpeted, air conditioned and heated offices. LED lighting. 2 Kitchenettes, rest room, toilets and shower rooms. Double glazed windows. Intruder, fire alarm & CCTV. Fibre Broadband. 16 parking spaces. Industrial & office uses.

Accommodation

	Sqft
Ground Warehouse	2,787
Offices	1,470
Assembly	363
First Offices	1,363
Assembly	470
Total gross internal	6,453 sf

Terms

To Let at **£67,500 pa** (£10.46 psf) plus VAT subject to contract. Rates payable year 2023/24: £28,443 (Rateable Value £57,000).

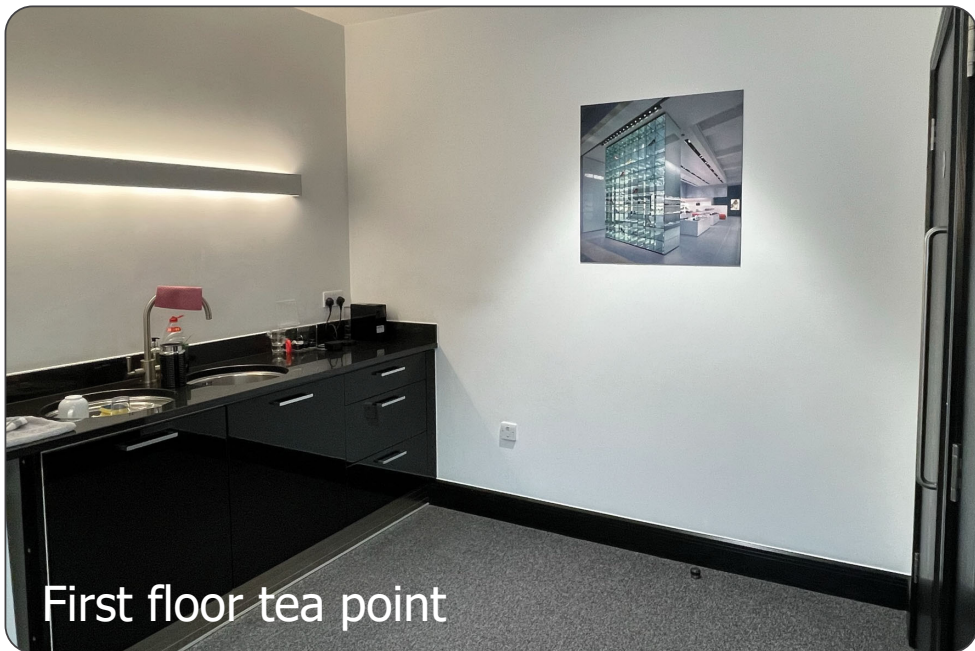
6,453 sqft



First Floor office



Reception



First floor tea point



Canteen



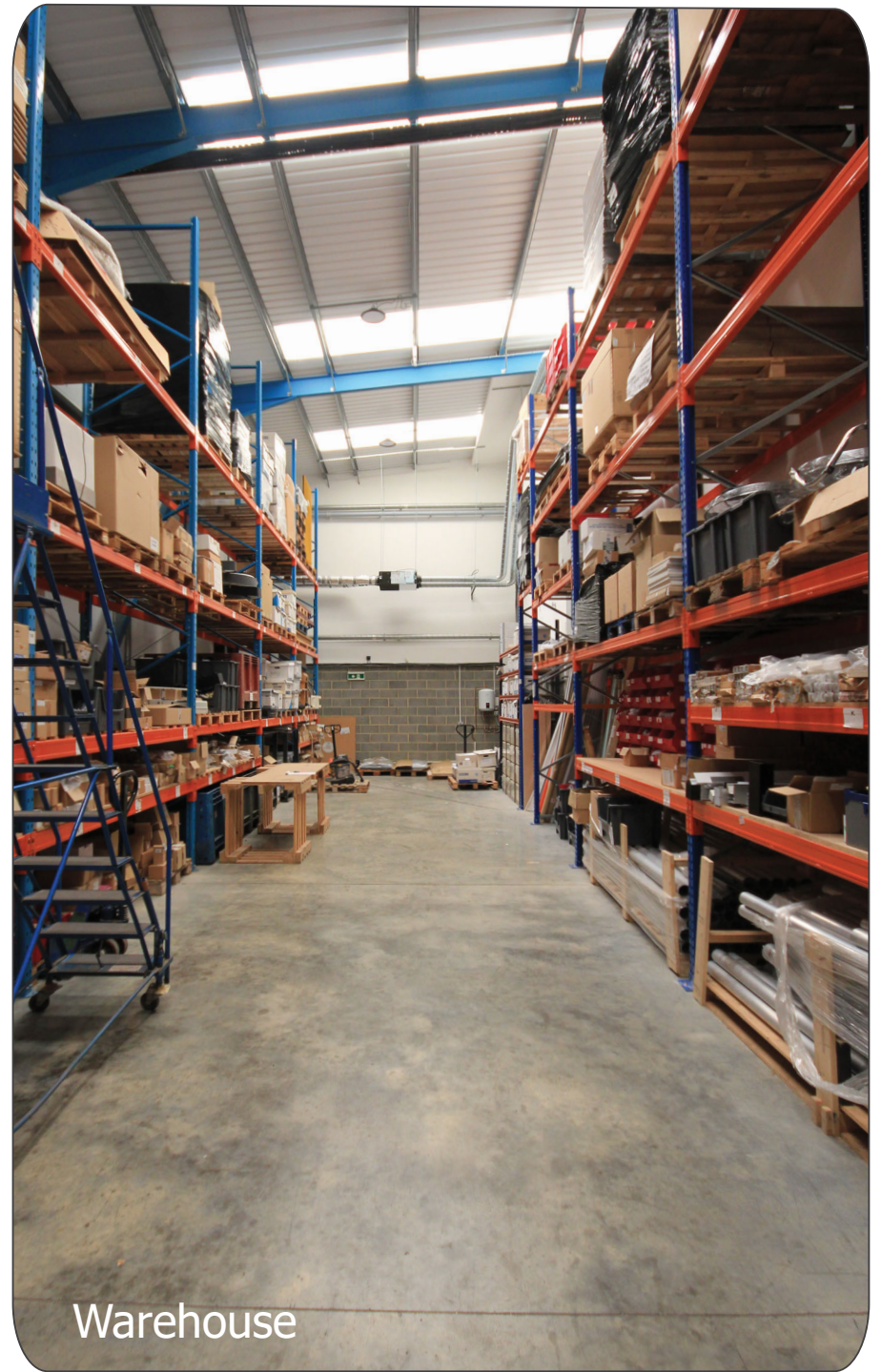
Offices



Shower

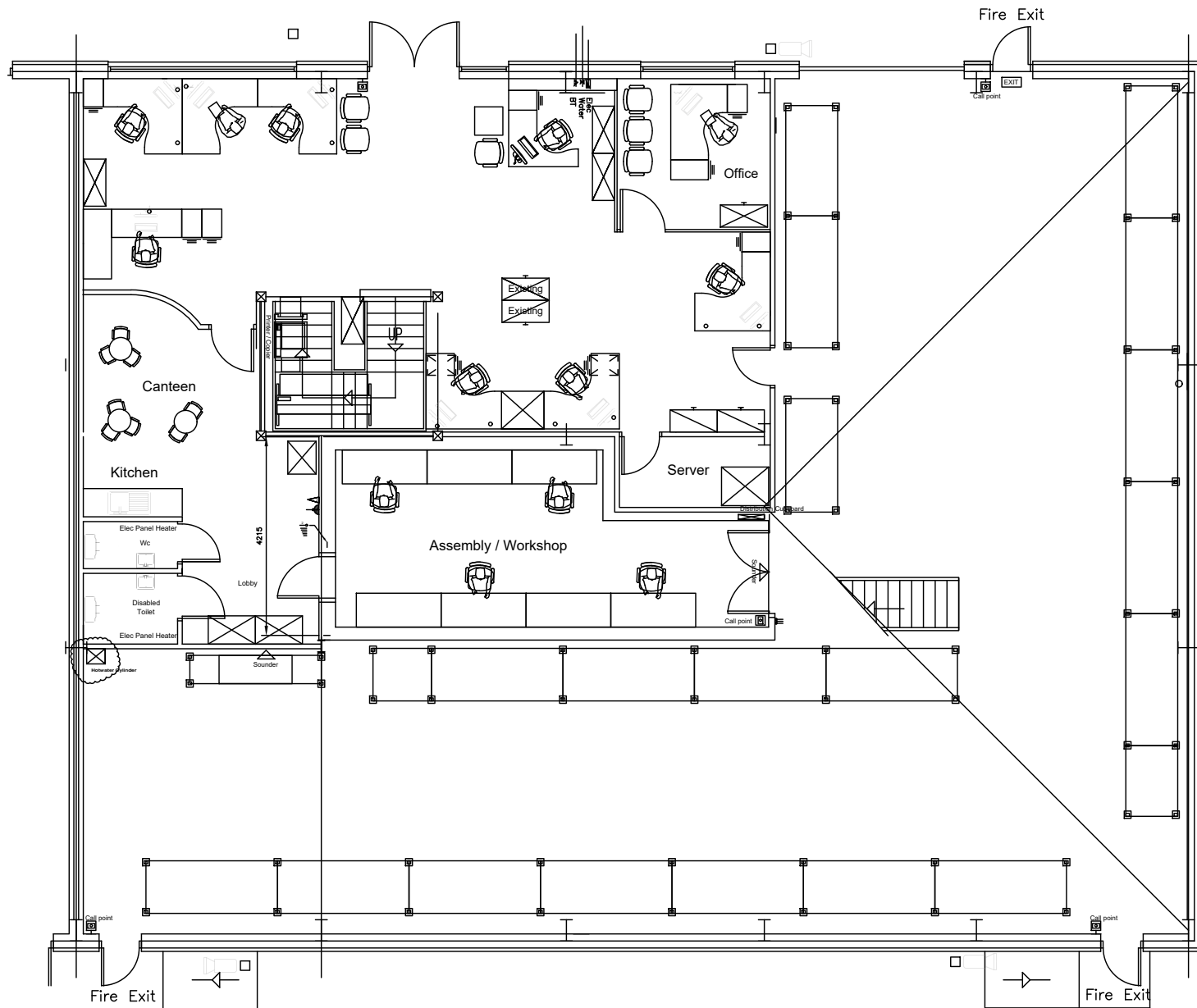


Toilet

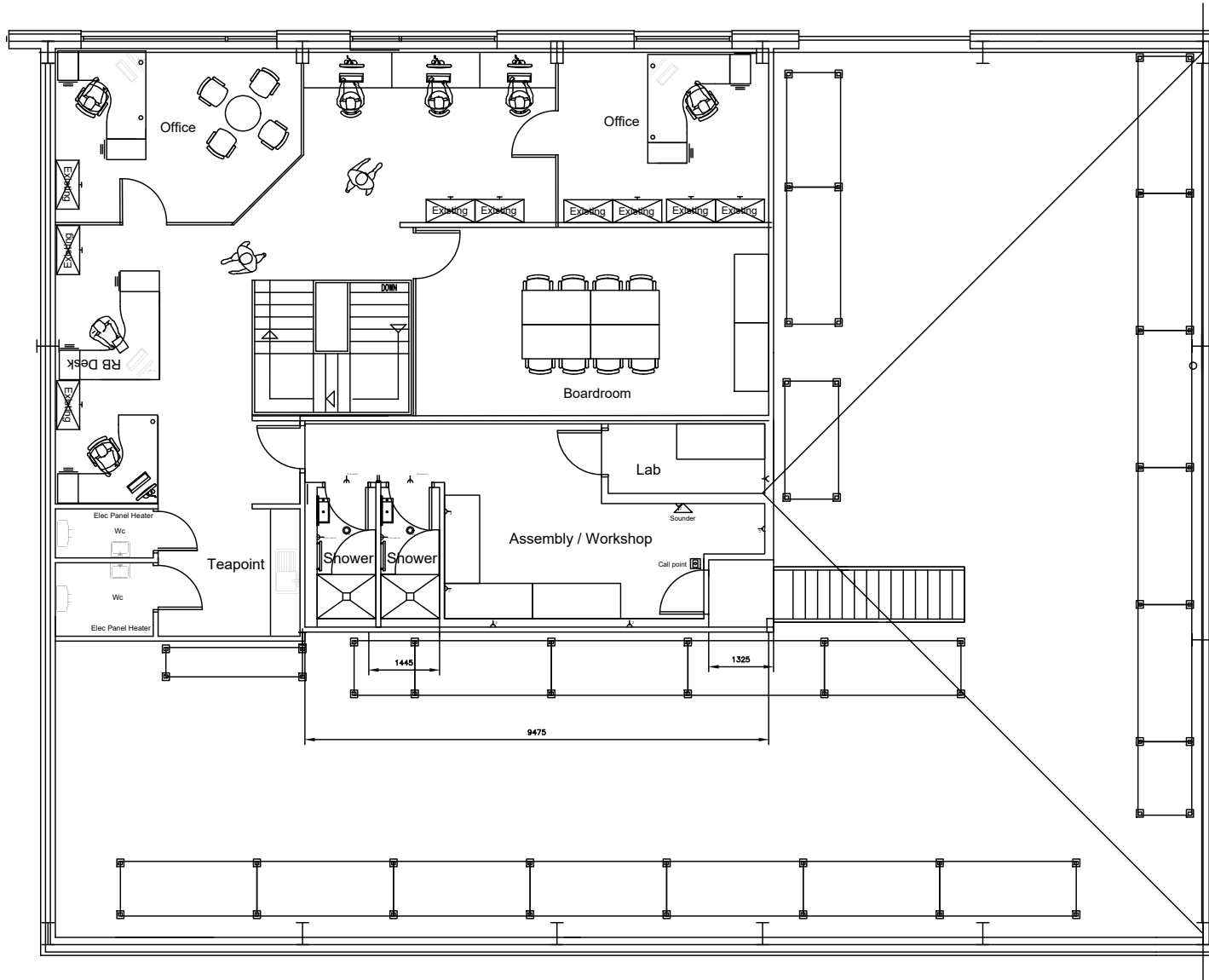


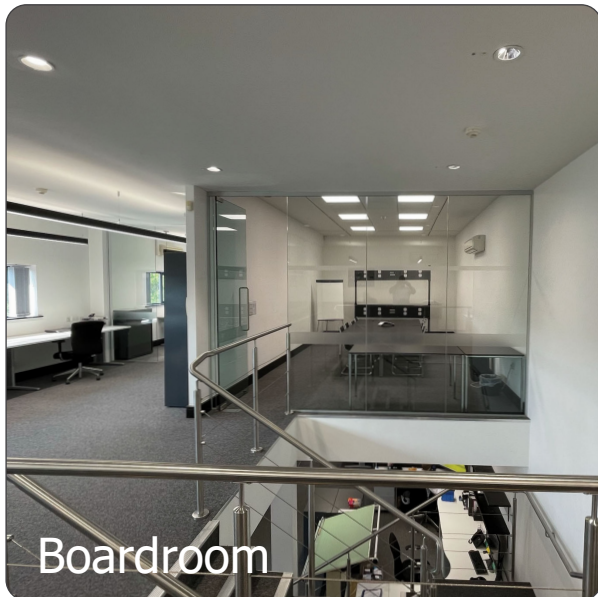
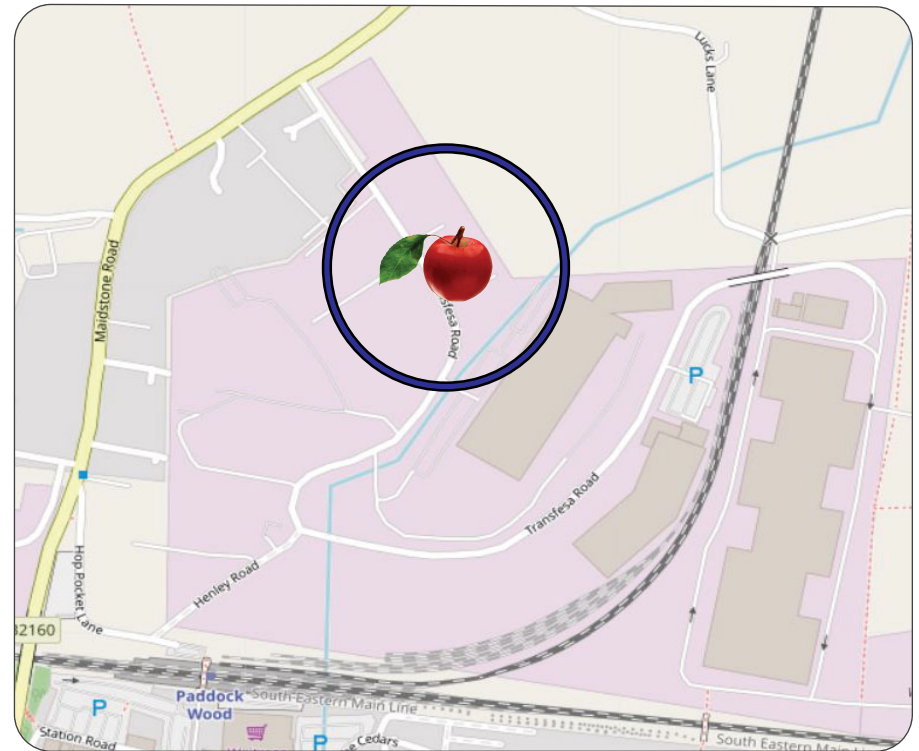
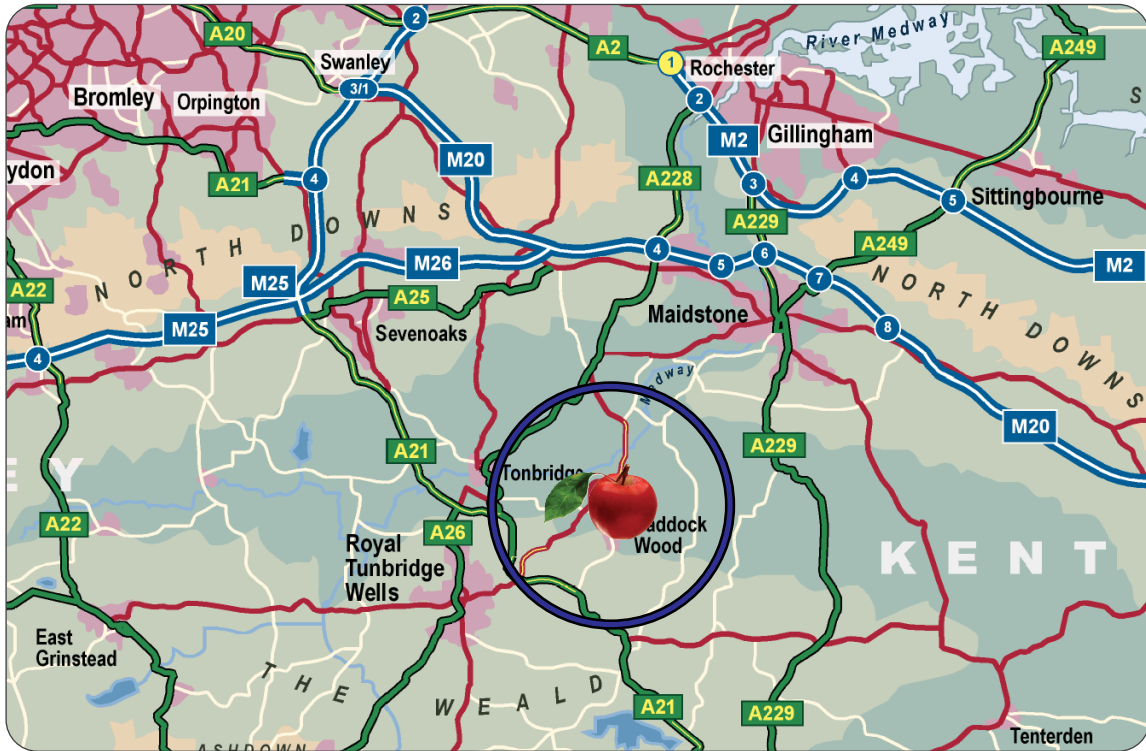
Warehouse

Ground Floor Plan - Cannon Park, Transfesa Road



First Floor Plan - Cannon Park, Transfesa Road





Boardroom



Warehouse

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