

# Warehouse To Let

**CORE**  
COMMERCIAL  
01892 834483 

**Unit 3, Cannon Park  
Transfesa Road  
PADDOCK  
WOOD  
Kent TN12 6UF**

### Location

Paddock Wood lies on the A228 between Tunbridge Wells (5 miles) and Maidstone (10 miles), 4 miles to the east of Tonbridge.

### Description

An end of terrace steel portal framed warehouse with integral offices built in 2006. Profiled steel cladding with roof lights. Eaves height 24 ft, 3 phase power and electric roller shutter door. Ground showroom. Fitted first floor offices with double glazing, carpeting, suspended ceiling and air conditioning. 9 car parking spaces plus loading and bin storage.

Warehouse	3,196
Ground showroom	740
First offices	1,025
	<b>4,961 sqft</b>

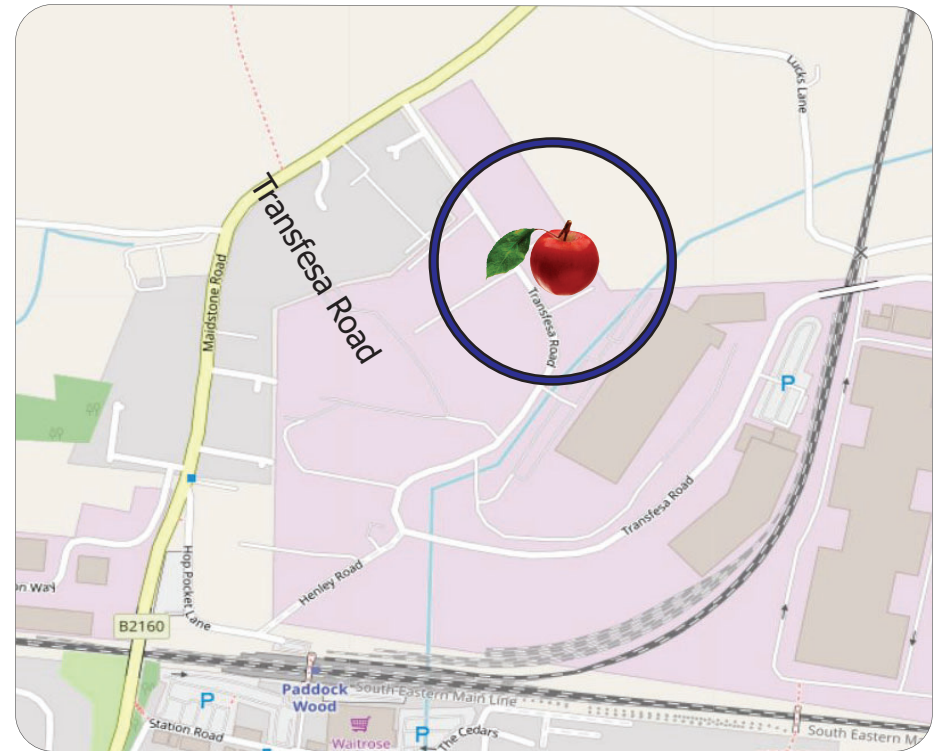
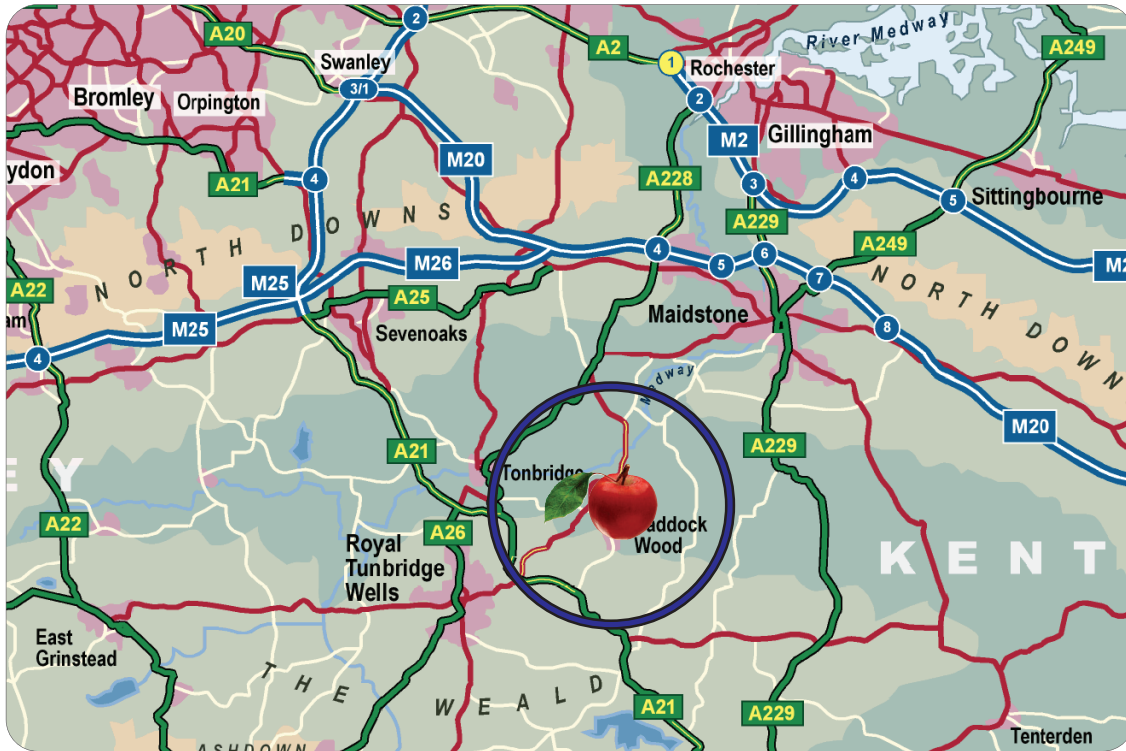
### Terms

To Let at **£49,750** (£10 psf) plus vat, subject to contract. Rates payable 2023/24 £22,081 (Rateable Value £44,250)



Archive Photo

**4,961 sqft**



Archive Photo



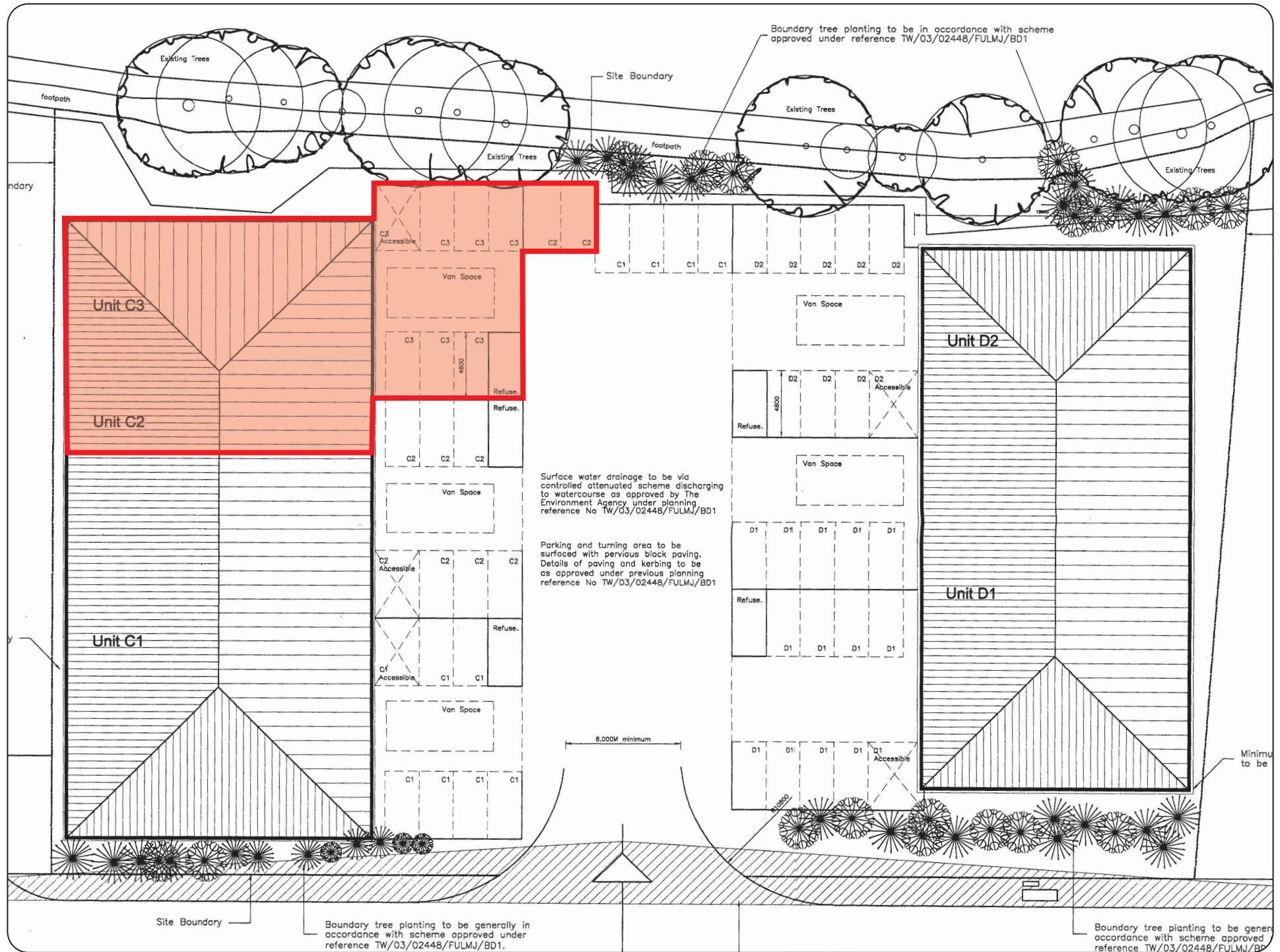
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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

Core Commercial Limited, Unit 11 Offices, Dana Estate  
Transfesa Road, Paddock Wood, Kent TN12 6UT



Boundary tree planting to be in accordance with scheme approved under reference TW/03/02448/FULMJ/BD1

Surface water drainage to be via controlled attenuated scheme discharging to watercourse as approved by The Environment Agency under planning reference No TW/03/02448/FULMJ/BD1

Parking and turning area to be surfaced with pervious block paving. Details of paving and kerbing to be as approved under previous planning reference No TW/03/02448/FULMJ/BD1

Boundary tree planting to be generally in accordance with scheme approved under reference TW/03/02448/FULMJ/BD1.

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Site Boundary

Minimum to be

