

Warehousing & cold stores To Let



5,000 to 50,000 sqft

Lowes complex
Transfesa Road

PADDOCK WOOD

Kent TN12 6UT

Location

Paddock Wood lies on the A228 between Tunbridge Wells (5 miles) and Maidstone (10 miles), 4 miles to the east of Tonbridge. The M26, M20 and M25 motorways are 9 and 14 miles to the north, respectively.

Description

Modern stores

Constructed in 1999 on a 6 acre site with 34 ft eaves height, self levelling dock loading, fullDexion racking, pallet weighbridges, automatic doors, fire & burglar alarms, temperature from -22C. Secure concrete yard. 24 hour use. Communal toilets and canteen. The units can either be let as traditional warehousing or for chill or freezer storage.

- C** 11,040 sqft (2,400 pallets)
- D** 11,040 sqft (2,400 pallets)
- E** 8,500 sqft (1,800 pallets)

Older stores

Additional ambient storage. 20'4" eaves height (unit 1, 15'3" eaves). Covered loading. Communal toilets and canteen. Some racking available.

- 5** 4,920 sqft
- 6** 4,900 sqft
- 7** 4,870 sqft
- 8** 4,930 sqft



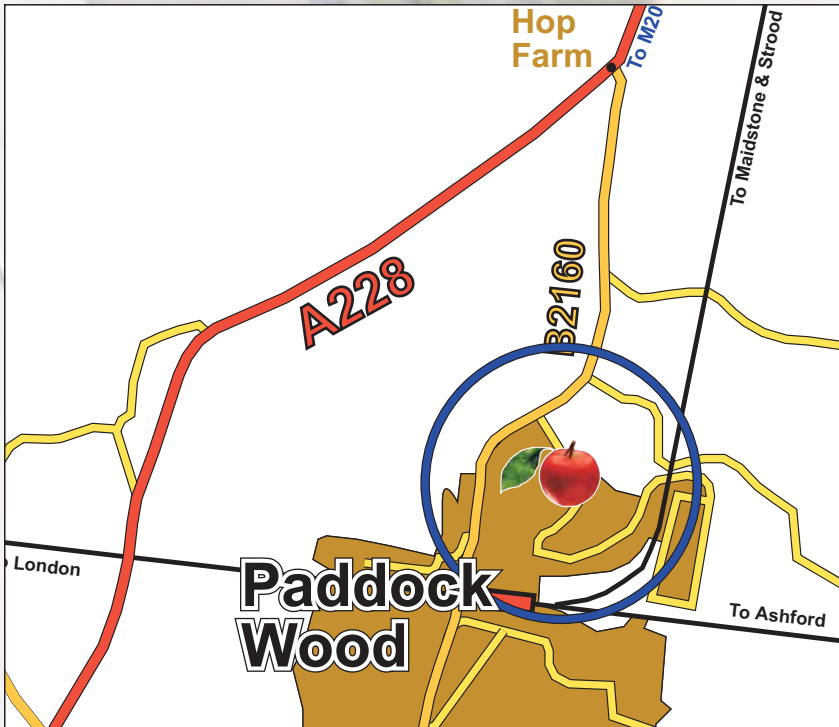
Competitive rents



CORE COMMERCIAL



Unit	sqft	Annual rent ex vat	Rates payable 2012/13 (Rateable value)
Modern cold stores			
Chambers C and D EACH		Freezer or chill rate £90,000 (£8.15 psf)	
Cold store	9,710	Ambient rate	£30,228 (£66,000)
Loading / ambient	1,330	£70,000 (£6.34 psf)	
	11,040 sqft		
Chamber E			
Cold store	7,400	Frz/ch rate £70,000 (£8.24psf)	
Loading / ambient	1,100	Ambient rate	£21,183 (£46,250)
	8,500 sqft		
Older warehousing			
Unit 5	4,920 sqft	£17,500 (£3.56 psf)	£6,985 (£15,250)
Unit 6	4,900 sqft	£17,500 (£3.57psf)	{
Unit 7	4,870 sqft	£17,500 (£3.59 psf)	{ £20,954 (£45,750)
Unit 8	4,930 sqft	£17,500 (£3.55 psf)	{
Rent includes building insurance			



Modern stores



Older stores

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

Contact: David Marriott or Neil Mason

01892 834483
www.CoreCommercial.co.uk