

# Business & Storage Unit

To let



## 3,700 sqft

Units 4 & 5

Darman Lane, Laddingford

### PADDOCK WOOD Kent ME18 6BL

#### 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, via the new Hale Street bypass. The property is located off the main Maidstone Road just north of the town in a rural setting.



#### Description

A detached 2 storey business unit with 2 first floor offices & ground floor workshop with adjoining warehouse. Business unit benefits from double access doors, toilet and teapoint. The warehouse benefits from an electric roller shutter, strip lighting and an eaves height of 17'3ft. The following gross internal floor areas are provided:

<b>Business unit</b>	Workshop	<b>526</b>	
	1st Floor offices	<b>450</b>	
			<b>977</b>
<b>Storage</b>	Ground	<b>1,983</b>	
	Mezzanine	<b>711</b>	
			<b>2,694</b>
			<b>3,671 sqft (341 sqm)</b>

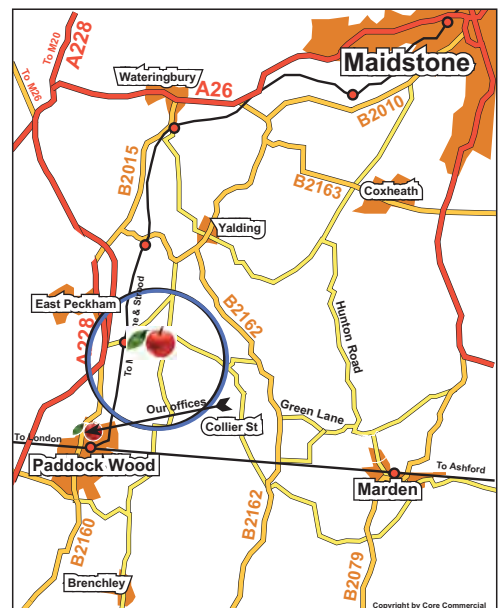
#### Terms

To let at £10,000 per annum. No VAT. Rates payable £5,521 pa for 2011/12 (Rateable Value £12,750)

#### Contact

David Marriott or Neil Mason on **01892 834483**

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