

# Former Builders Merchant Site For Sale

**CORE**  
COMMERCIAL  
01892 834483



43 Station Road

## PADDOCK WOOD

Kent TN12 6AB

### Location

Paddock Wood lies off the A228 between Tunbridge Wells (6 miles) and Maidstone (9 miles), 5 miles to the east of Tonbridge. Located in the heart of town centre in a mixed use area, 300 yards to the mainline Station, Waitrose and shops.

### Description

A former oast and a range of older style buildings on a concreted and tarmac self contained, fully fenced and gated site. 3 phase power.

Counter area, offices  
& stores

**3,203 sqft**

### Site area

**0.33 acre**

Tarmac and concreted yard 12,280 sqft.

### Terms

For sale at offers in excess of **£650,000** plus vat, subject only to contract. An overage clause will apply for alternative uses. Business Rates payable 2024/25 £8,857 (Rateable Value £17,750).

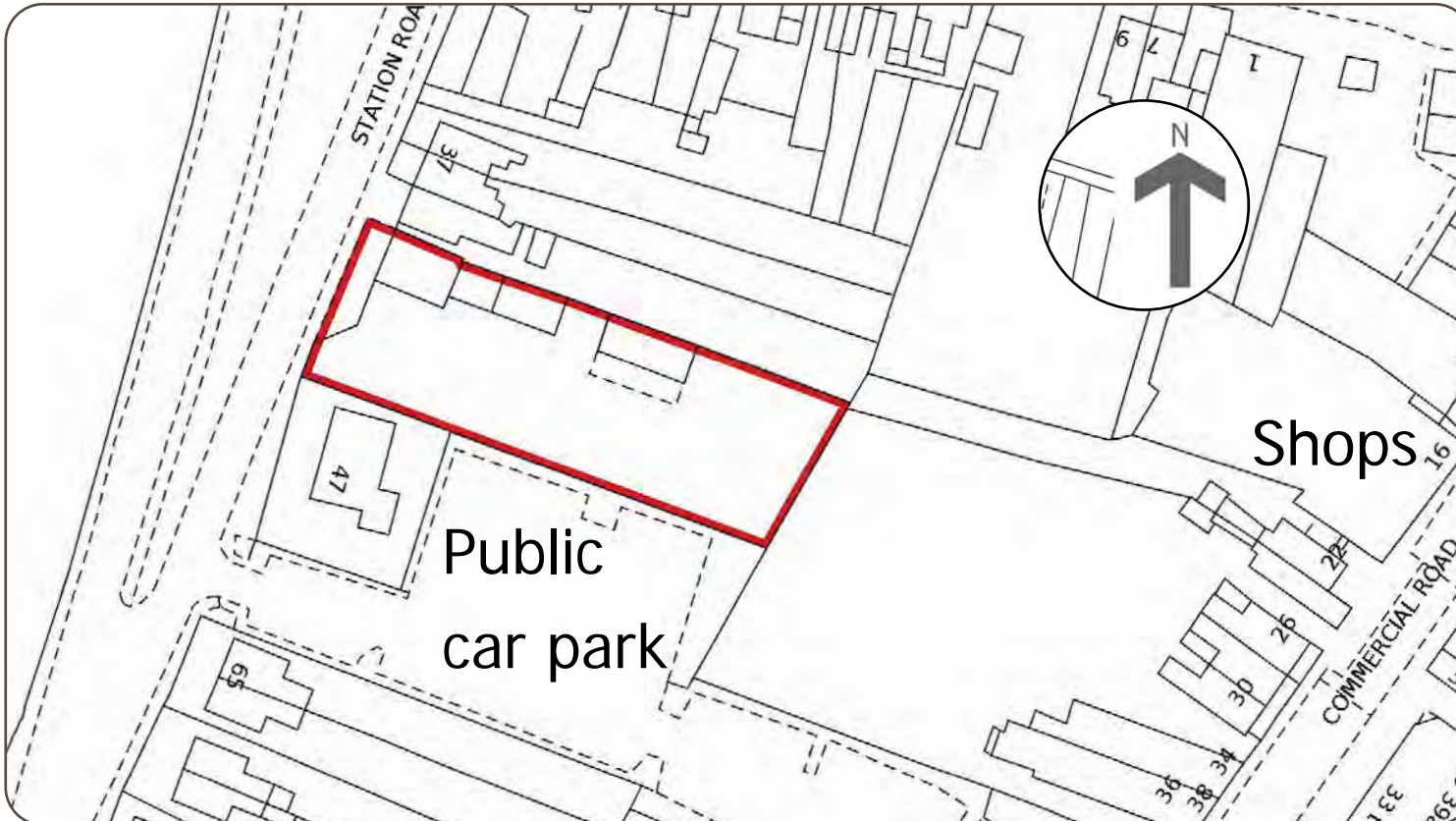
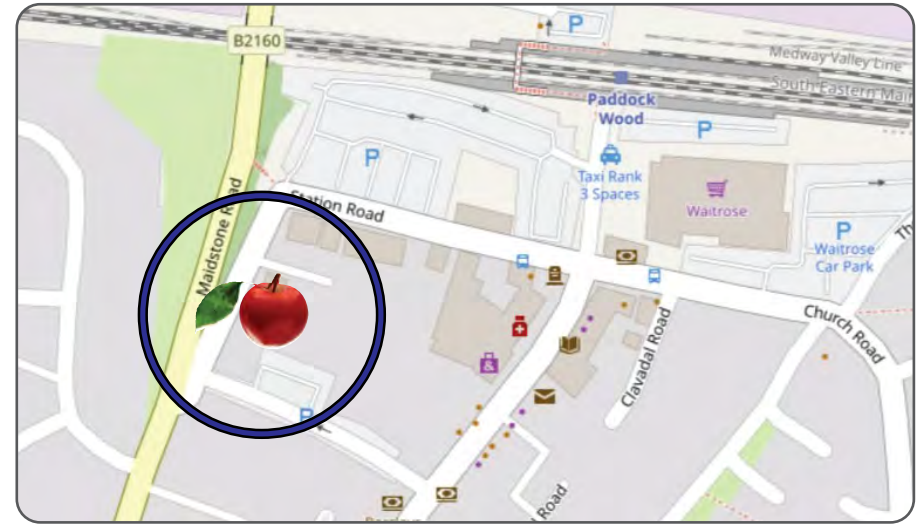
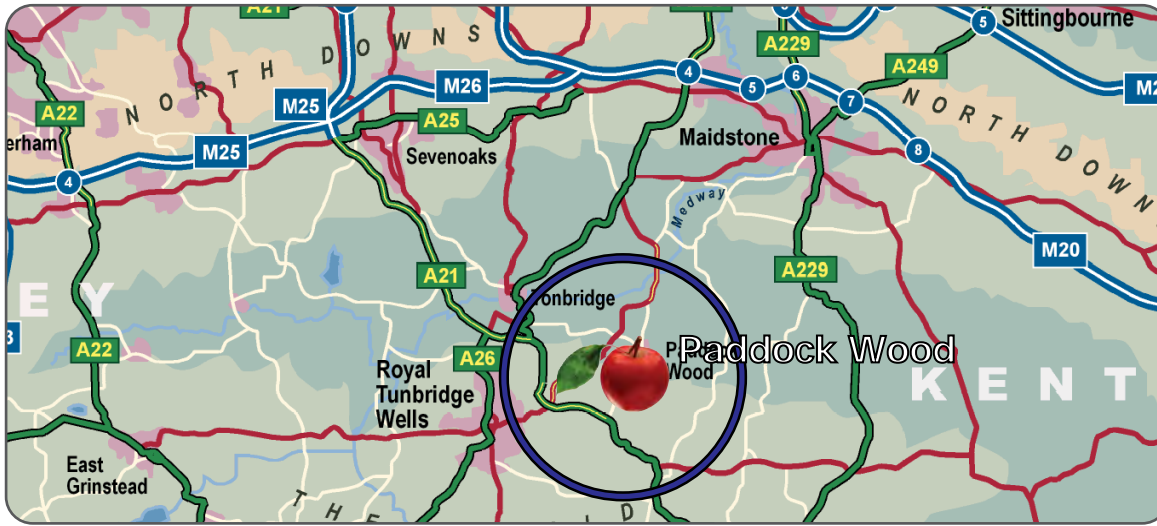


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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection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