

# Former Builders Merchant Site For Sale



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.

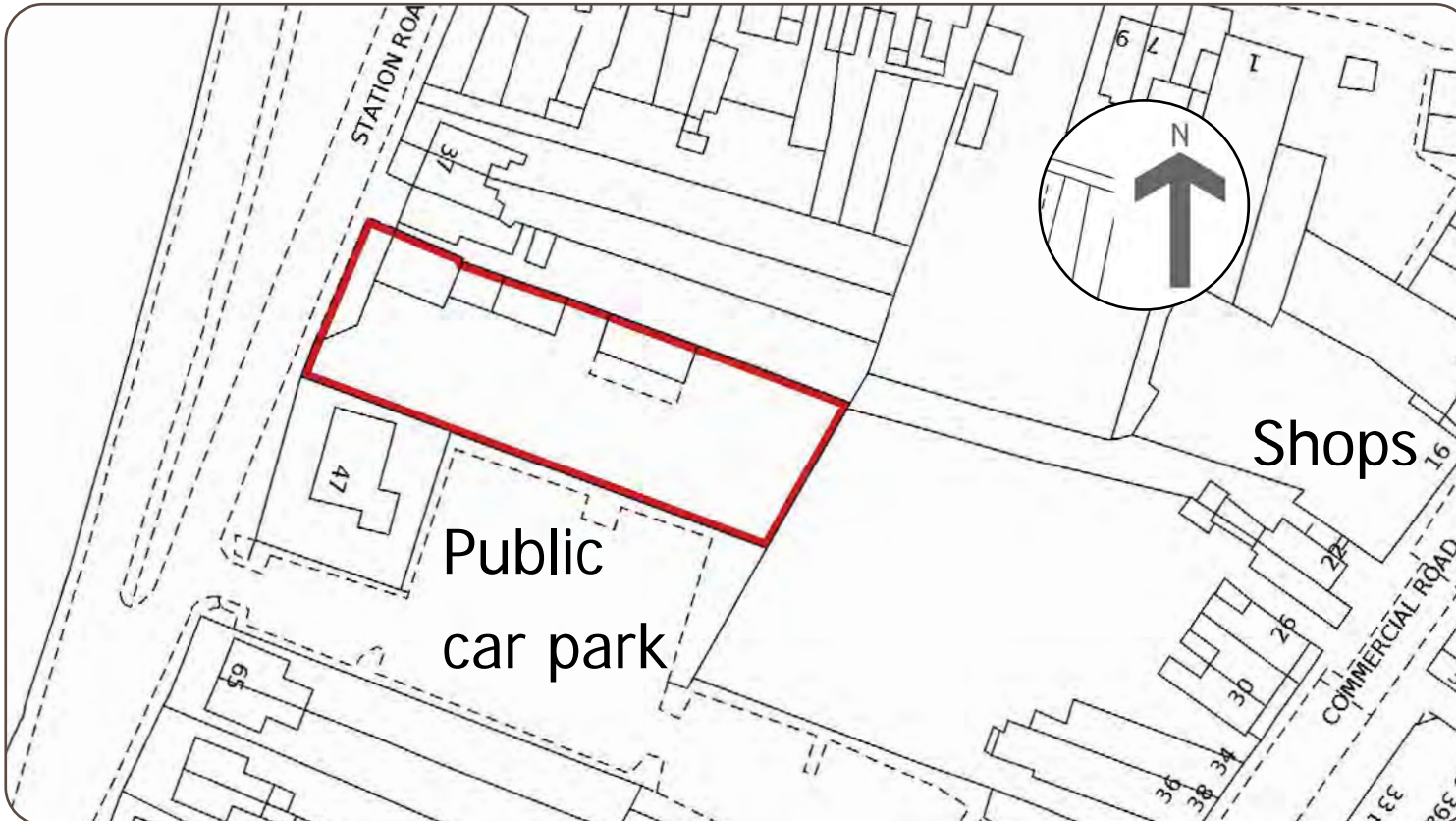
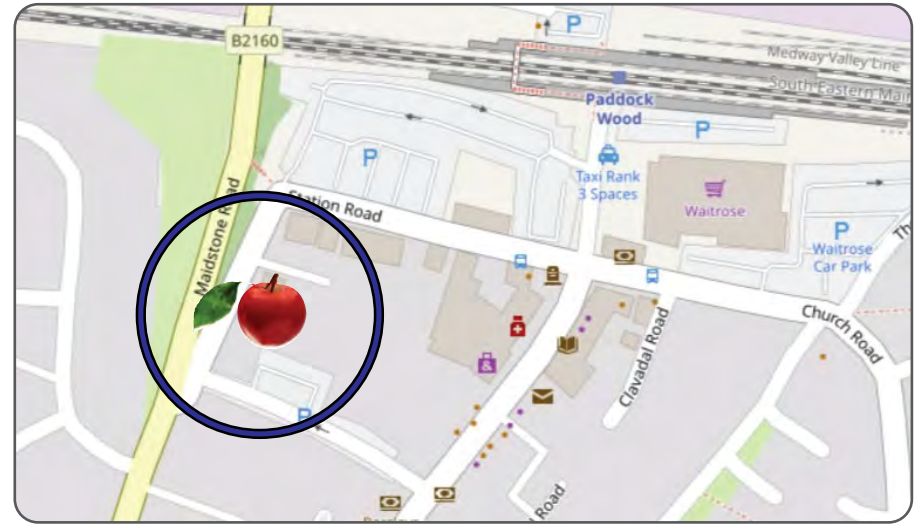
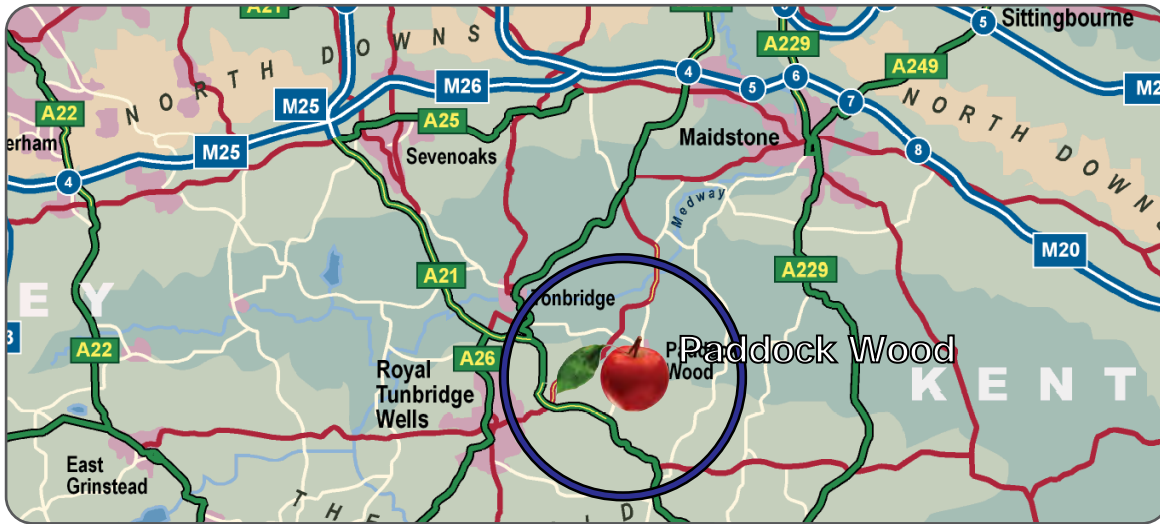
### Terms

For sale at offers in excess of **£575,000** plus vat, subject only to contract. An overage clause will apply for alternative uses. Business Rates payable 2023/24 £8,857 (Rateable Value £17,750).



**3,203 sqft**  
**0.33 acre**





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