

Warehouse & Offices For Sale



Lawrence House, 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

A steel framed warehouse built in 2006. A ground floor reception, offices, workshop, storage and warehouse. First floor air conditioned offices, boardroom, kitchenette and storage. The warehouse has heating, lighting and a delivery bay plus mezzanine. 3 phase power. Eaves height 20'10".

30 Car Parking Spaces.

Ground Offices	3 070
Warehouse	5 440
First Offices	<u>3 040</u>

11,550 sqft

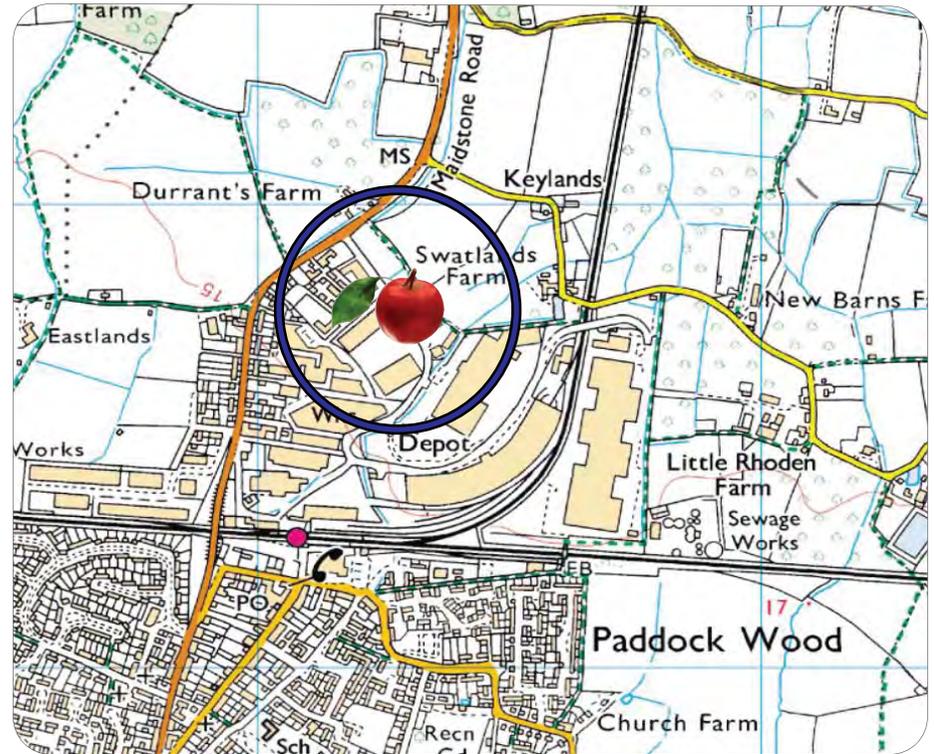
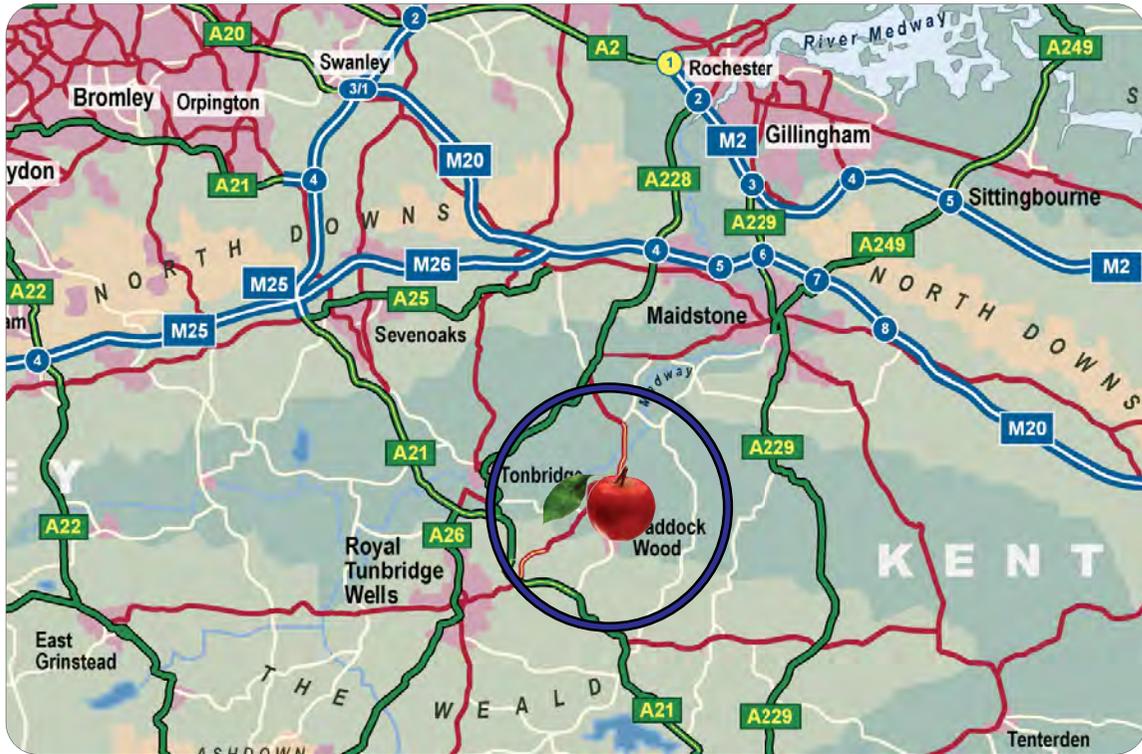
Additional mezzanine 5 000 sqft

Terms

For sale freehold. Offers over **£1,400,000** plus vat, subject to contract. Rates payable £55,709 pa for 2018/19 (Combined Rateable Value £113,000) - To be re-rated.



11,550 sqft

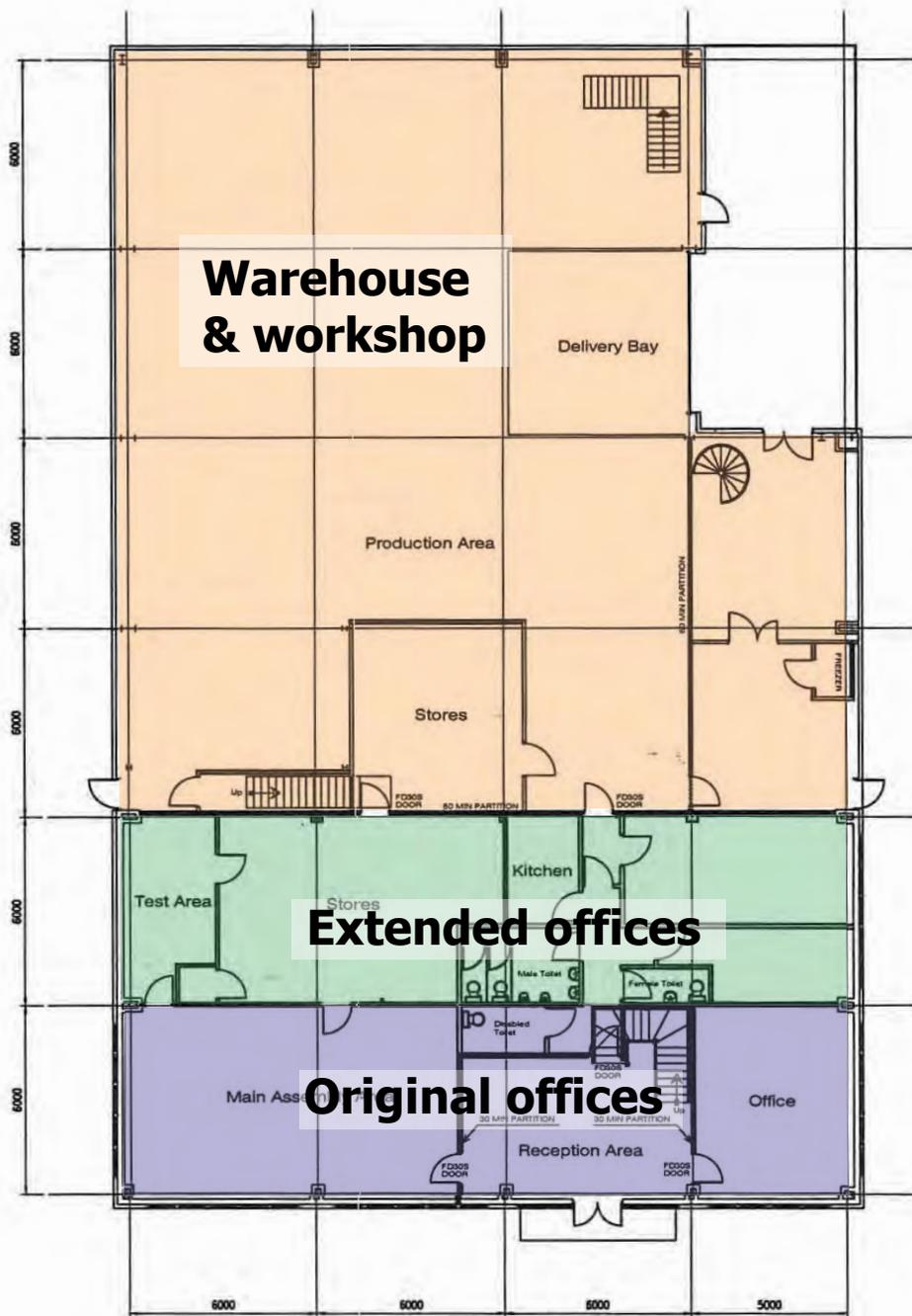



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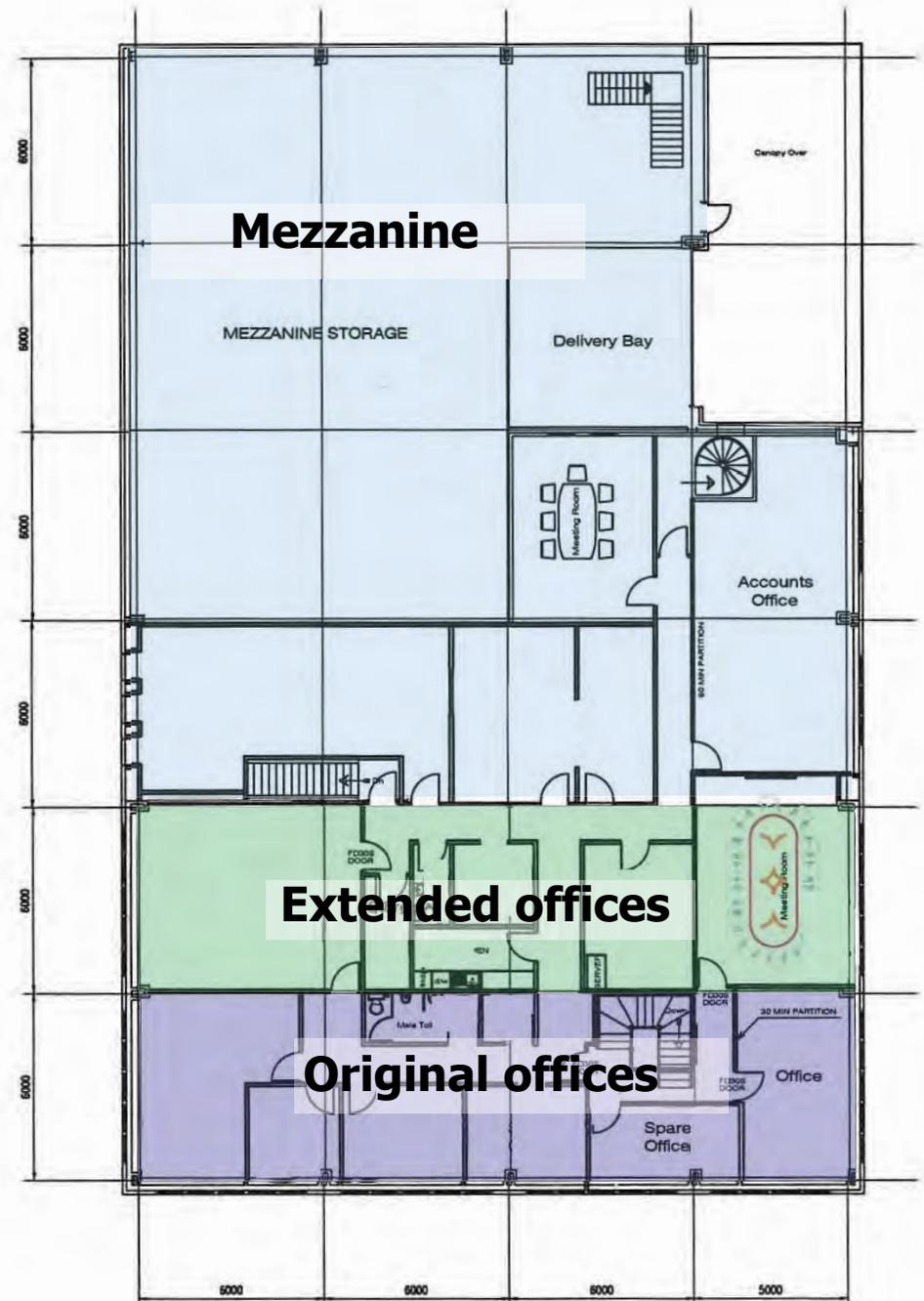
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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection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



Ground floor



First floor

