

Factory / Warehouse To Let



**Lenco House, Paddock
Wood Distribution
Centre, Transfesa Road
PADDOCK
WOOD
Kent TN12 6UU**

Location

Paddock Wood lies off the A228 between Tonbridge, Tunbridge Wells and Maidstone (4, 5 and 10 miles respectively). The M26 and M25 motorways lie to the north. Lenco House is located at the far end of Transfesa Road, through the 24 hour security barrier.

Description

A detached modern factory/warehouse unit on a self contained site of 0.5 acre. Eaves height 20ft (peak 22ft), lined cladding & roof with roof lights. Electric roller shutter door. 3 phase 400 KVA power, electricity buzz bars, LED lighting. 2 Ton crane. Offices with suspended ceilings, LED lighting, Air Con, trunking & Cat 5 cabling, double glazed windows, carpeting & full fibre lease line. Fire and burglar alarms.

Concreted yard area with additional staff parking to rear. 2 access points.

Accommodation

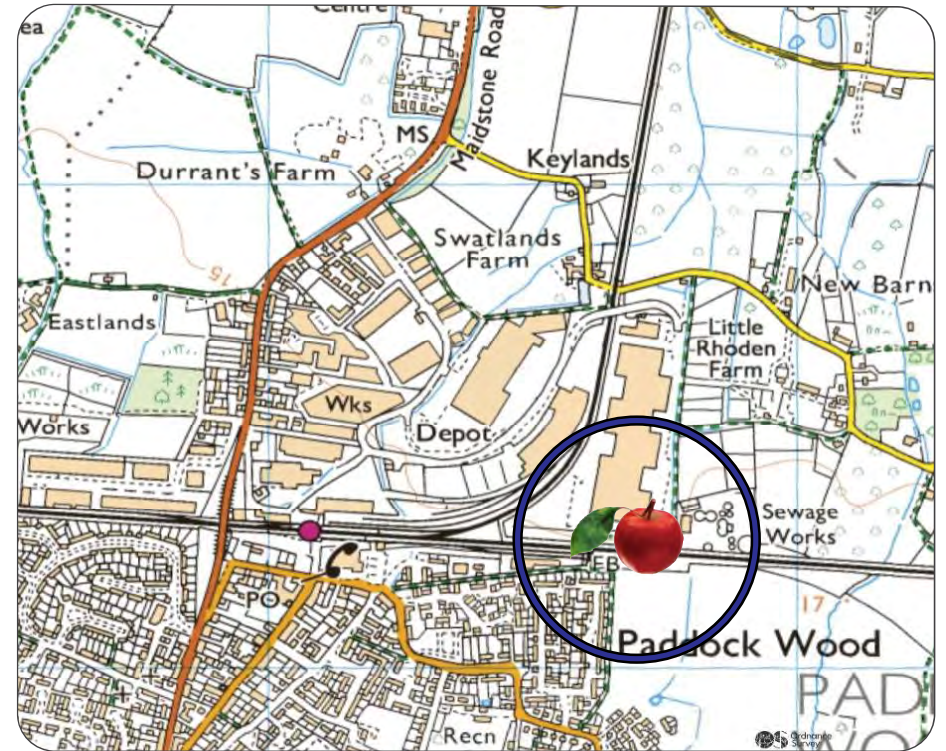
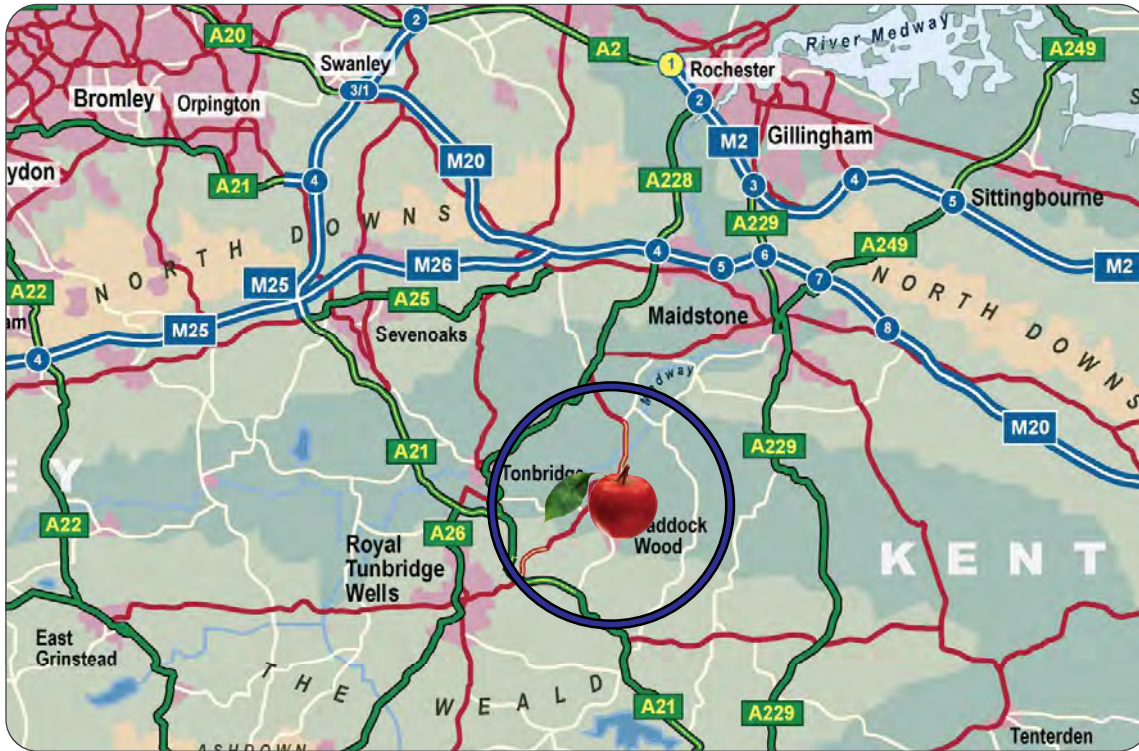
		sqft
Ground	Factory / Wse	9,673
First	Offices	1,095
Mezzanine		<u>1,642</u>
Total gross internal area		12,410 sf

Terms

To Let at **£123,500** pa plus vat (£9.95 per sqft overall), subject to contract. Rates payable for 2024/25 £41,728 (Rateable value £81,500). There is an estate service charge.

12,410 sqft





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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.