

Coldstore & Warehouse Company

CORE
COMMERCIAL
01892 834483



**Industrial Park
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.

Description

High bay cold stores built in 1999 and older warehouses built from 1978 on a secure concreted site. 24 Hour usage. Communal toilets, canteen & 35 car parking spaces.

Cold stores. Temperature from -22C. Self levelling dock loading. Full Dexion racking. Pallet weigh-bridges. Automatic doors, fire & burglar alarms. 34 ft clear height. Plant room additional 1,036 sqft.

Warehousing. Units 3-8 clear height 20'4" (Units 1-2 15'2"). Loading canopy and former plant areas additional 5,792 sqft & 1,335 sqft.

Cold stores	55,300
Warehousing	39,400
Ancillary	9,100
	<u>103,800 sqft</u>

Total site area 5.9 acres

For Sale

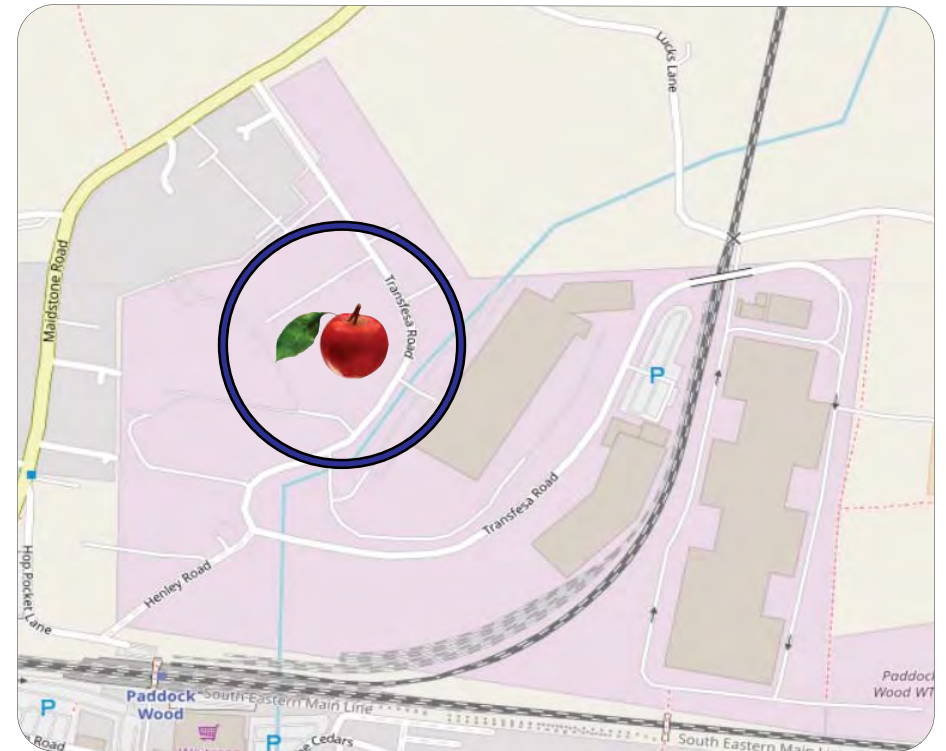
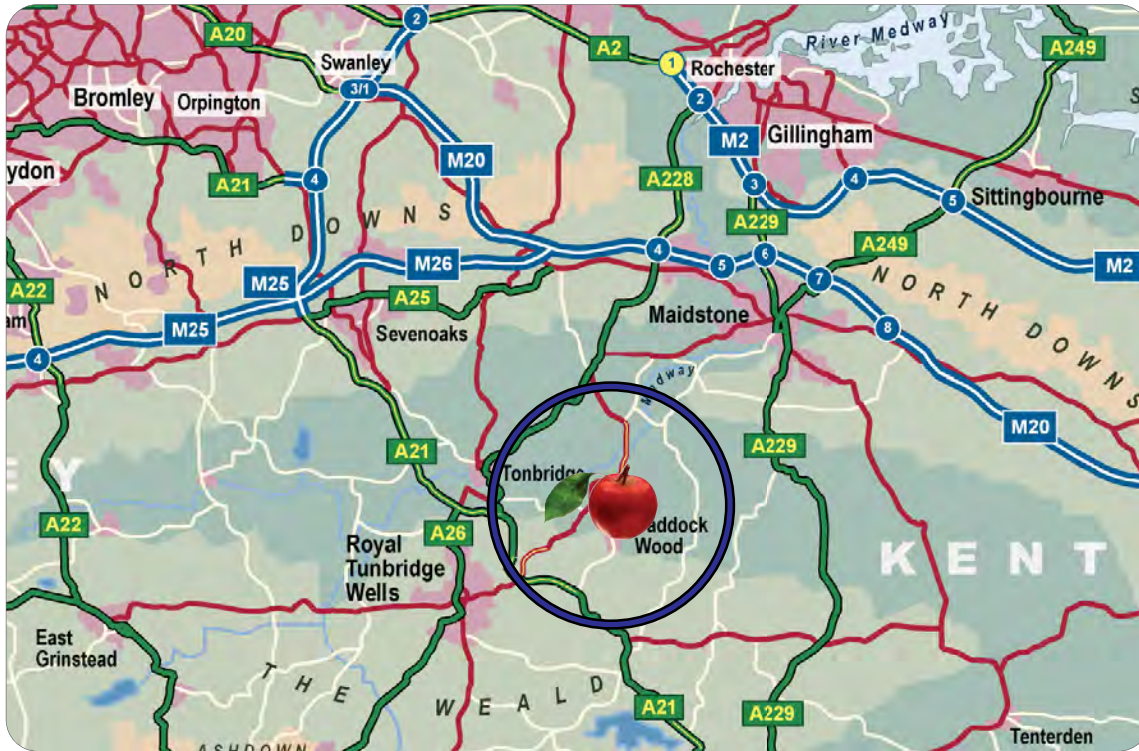


Lettings and terms

Fully let on leases outside 1954 Act with potential to enhance through reviews, lease renewals or relettings & further development.

For sale FREEHOLD, by way of a purchase of the entire shareholding Lowe (Paddock Wood) Holdings Limited, subject to contract. Full information pack available upon application for named purchasers and the signing of a confidentiality agreement.

**103,800 sqft
on 5.9 acres**




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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.

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