

# Workshops & Yard To Let

**CORE**  
COMMERCIAL  
01892 834483



18-20 Pattenden Lane

## MARDEN

Kent TN12 9QJ

### Location

Marden is situated 7 miles south of Maidstone and 10 miles north east of Tunbridge Wells. The property lies on Pattenden Lane just to the south of the village. Marden mainline railway station is nearby providing fast and frequent services to London and Ashford.

### Description

A detached workshop unit with offices together with 3 adjoining industrial units. Roof lights. Roller shutter doors. Eaves heights 15ft 6ins to 19ft. 3 phase power. LED warehouse lights. Fully fenced and gated large concrete / tarmac yard.

Rear Workshop	1,800
Ground Office	200
First Office	200
Unit 1	1,120
Unit 2	1,110
Unit 3	1,120
Total	5,550 sqft

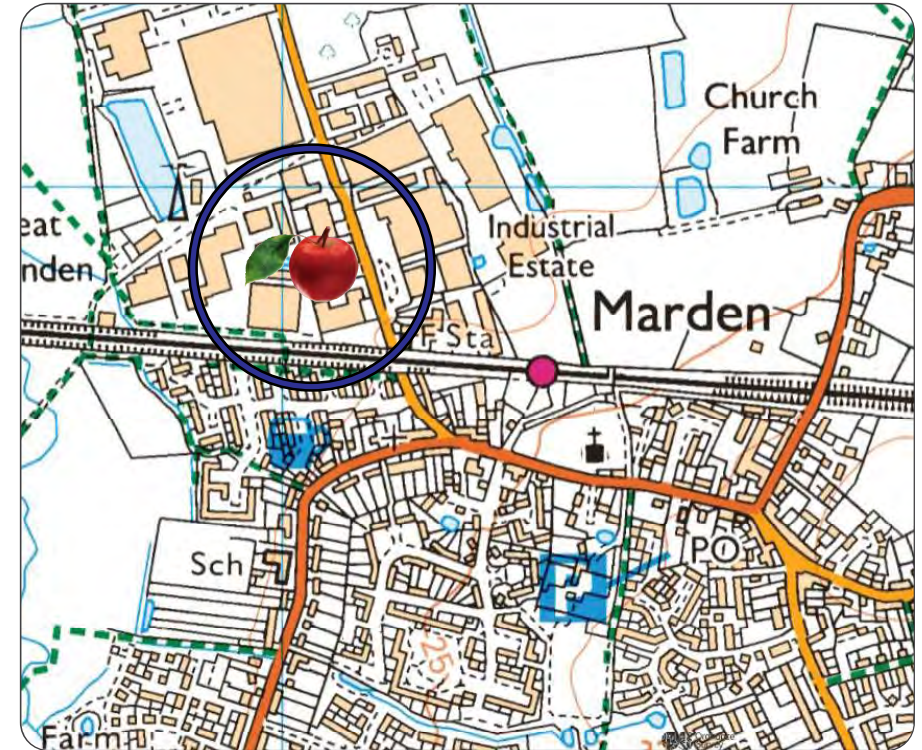
Site area approx 0.55 acre (24,000 sqft)

### Terms

To Let at **£75,000** per annum, plus vat. Business rates to be assessed. Rough estimate of rates payable 2025/26 £25,000 (Rough estimated Rateable Value £50,000).



**5,550 sqft  
on 0.55 acre**



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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