

# Warehouse & Cold Store For Sale or To Let

**CORE**  
COMMERCIAL  
01892 834483



**Unit 1a, Paddock Wood  
Distribution Centre  
Transfesa Road**

**PADDOCK  
WOOD**

**Kent TN12 6UU**

## Location

Paddock Wood lies off the A228 between Tunbridge Wells (5 miles), Maidstone (10 miles), and Tonbridge (4 miles). The M26 and M25 motorways are 9 and 14 miles to the north, respectively. Located at the end of Transfesa Road, through the barrier and all way around the distribution centre to unit 1.

## Description

Detached portal framed warehouse fitted as a cold stores with brick elevations and profiled cement asbestos cladding & roof. 2 Roller shutter doors, 3 phase power, fully fitted cold stores. Alarm. Two storey offices with toilets, kitchen, central heating and carpeting.

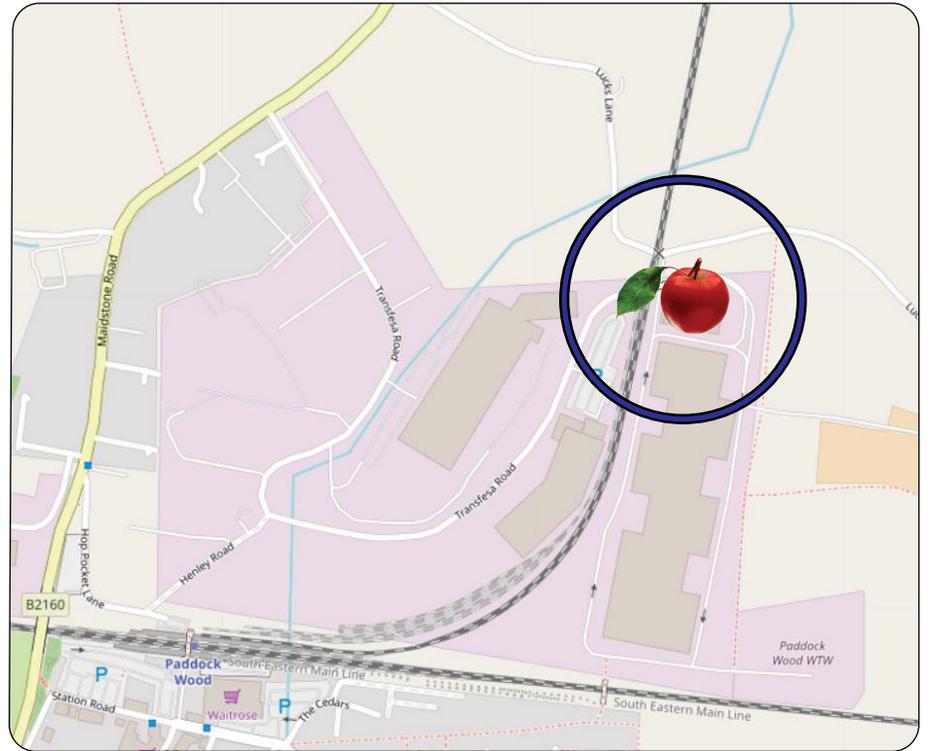
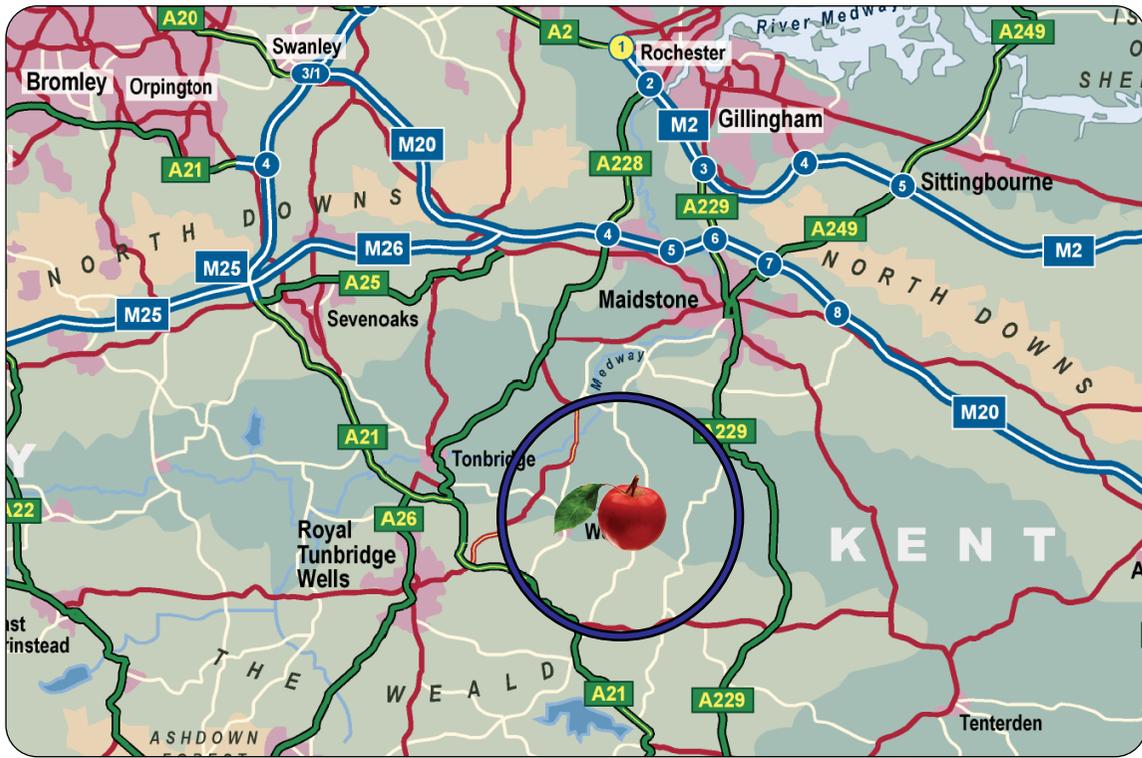
Warehouse	3,671	
Offices GF	572	
FF	563	<b>4,806 sqft</b>
Site area appx		<b>0.4 acre</b>

## Terms

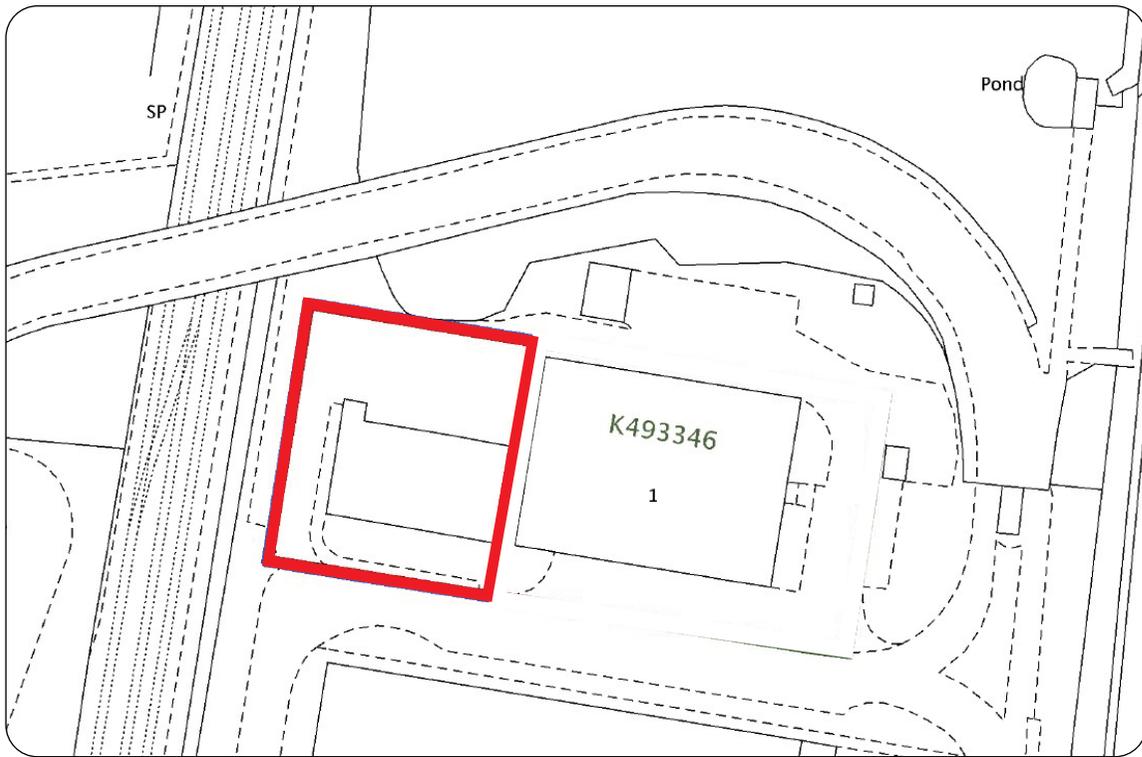
**To Let** at **£39,950** pa or **For Sale** at offers over **£575,000** plus vat, subject to contract. Sale: Peppercorn ground lease 104 years remaining. Rates payable for 2024/25 £18,338 (Rateable value £36,750). There is a service charge for common area maintenance and 24 hour security.

**4,806 sqft**





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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COMMERCIAL  
**01892 834483**  
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

Neil Mason  
Neil@CoreCommercial.co.uk  
David Marriott  
David@CoreCommercial.co.uk

Core Commercial Limited, Webbs Court,  
1 Buckhurst Avenue, Sevenoaks, Kent TN13 1LZ

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