

Warehousing To Let or For Sale

CORE
COMMERCIAL
01892 834483



**Unit 3, Cannon Park
Transfesa Road**

PADDOCK WOOD

Kent TN12 6UF

Location

Paddock Wood lies on the A228 between Tunbridge Wells (5 miles) and Maidstone (10 miles), 4 miles to the east of Tonbridge.

Description

An end of terrace steel portal framed warehouse with integral offices built in 2006. Profiled steel cladding with roof lights. Eaves height 24 ft, 3 phase power and electric roller shutter door. Ground showroom. Fitted first floor offices with double glazing, carpeting, suspended ceiling and air conditioning. 9 car parking spaces plus loading and bin storage.

Warehouse	3,196
Ground showroom	740
First offices	<u>1,025</u>
	4,961 sqft

Terms

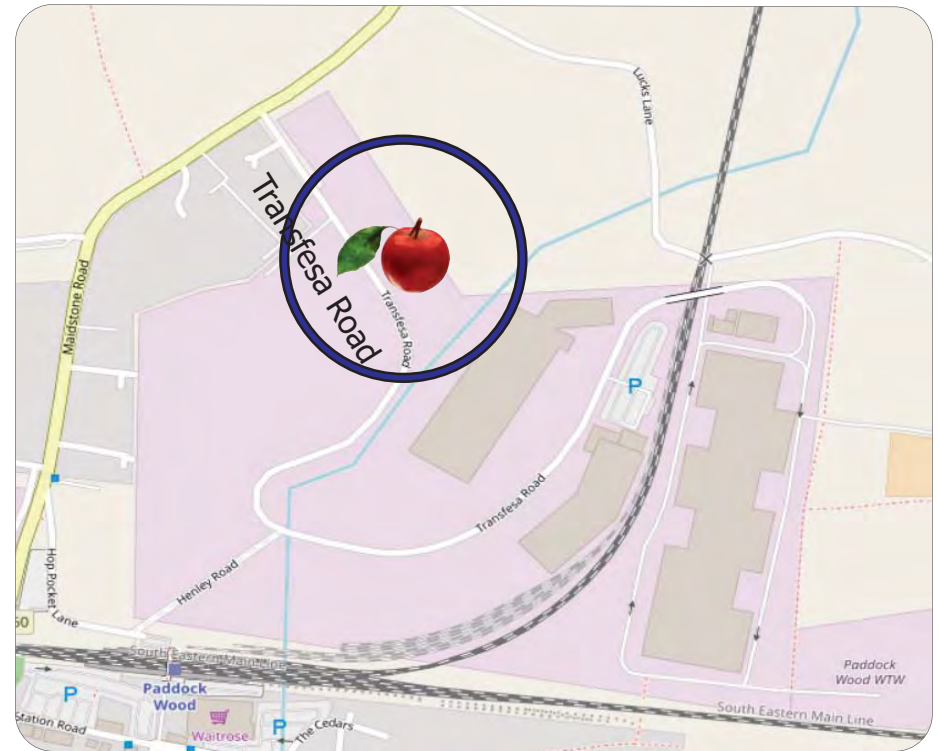
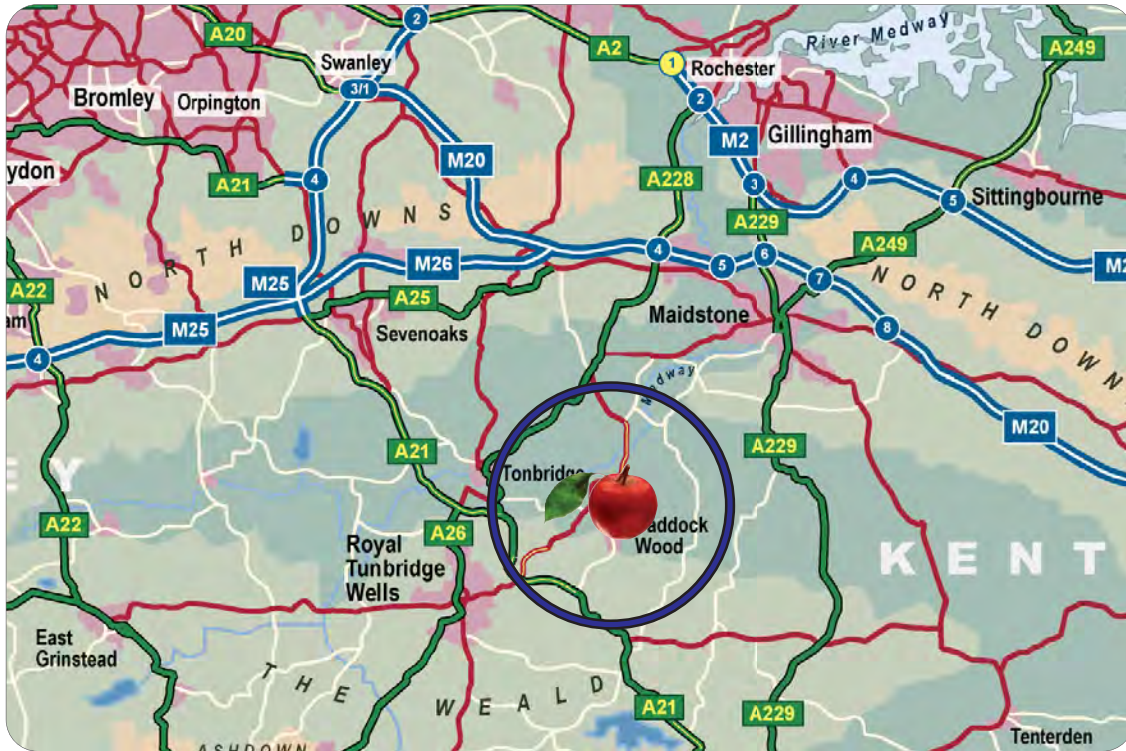
To Let at **£30,000** (£6.05 psf) plus vat in first year. £39,950 thereafter. For Sale Freehold **£645,000** (£130 psf) plus VAT, subject to contract. Rates payable 2019/20 £19,395 (Rateable Value £39,500)

Attractive terms!



Available NOW!

5,000 sqft




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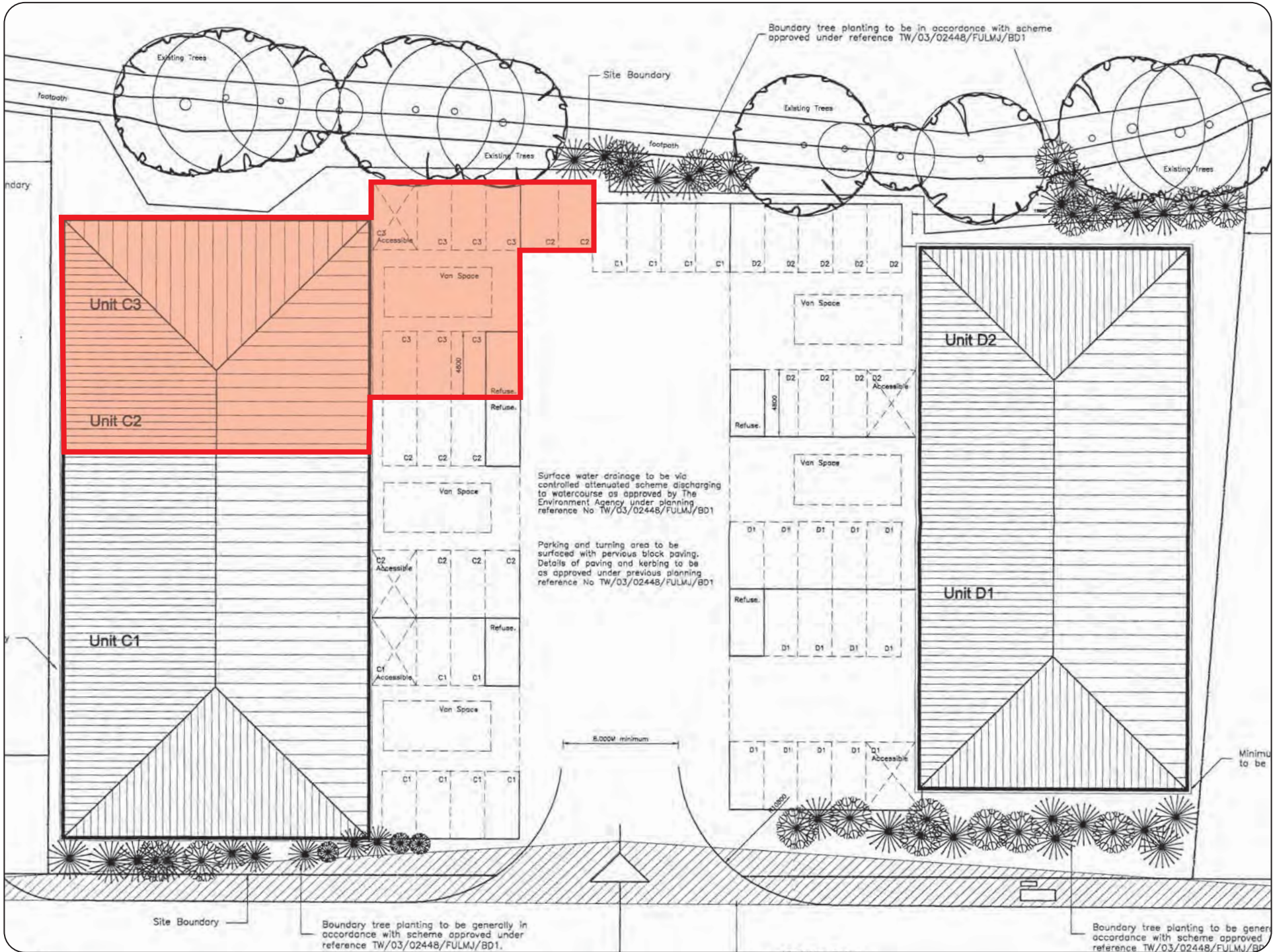
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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection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

Core Commercial Limited, Unit 11 Offices, Dana Estate
 Transfesa Road, Paddock Wood, Kent TN12 6UT



Boundary tree planting to be in accordance with scheme approved under reference TW/03/02448/FULMJ/BD1

Site Boundary

Site Boundary

Boundary tree planting to be generally in accordance with scheme approved under reference TW/03/02448/FULMJ/BD1.

Boundary tree planting to be generally in accordance with scheme approved under reference TW/03/02448/FULMJ/BD1.

Surface water drainage to be via controlled attenuated scheme discharging to watercourse as approved by The Environment Agency under planning reference No TW/03/02448/FULMJ/BD1

Parking and turning area to be surfaced with pervious block paving. Details of paving and kerbing to be as approved under previous planning reference No TW/03/02448/FULMJ/BD1

6.000M minimum

Minimum to be

