

# Warehouse / Factory To Let



Unit 6/7, Dana Trading Estate  
Transfesa Road

## PADDOCK WOOD

Kent TN12 6UT

# 12,500 sqft

### Location

Paddock Wood is located 45 miles southeast of central London, 10 miles south west of Maidstone and 8 miles north east of Tunbridge Wells.

### Description

A refurbished 1980's development of factory and warehousing with integral offices:

- \* Three phase power.
- \* 19 ft eaves
- \* 2 ton overhead craneage
- \* Covered loading
- \* B1 Industrial and B8 warehouse uses
- \* Toilets & kitchen
- \* 24 hour usage

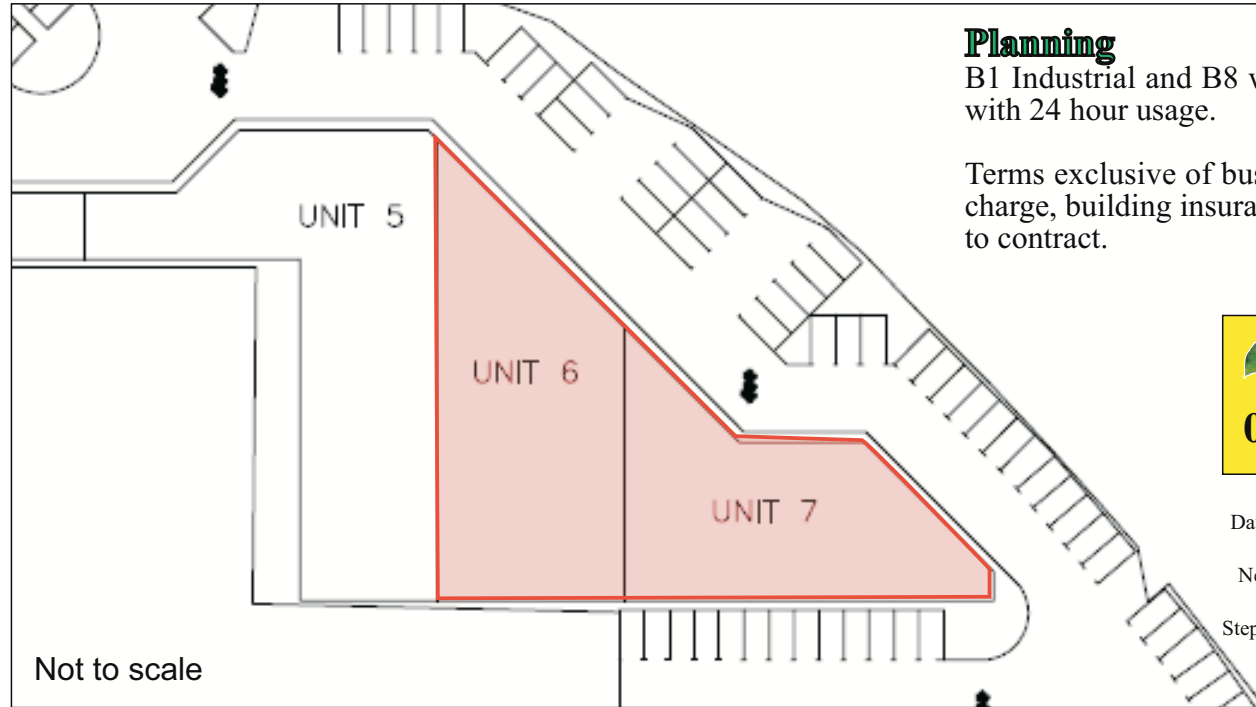
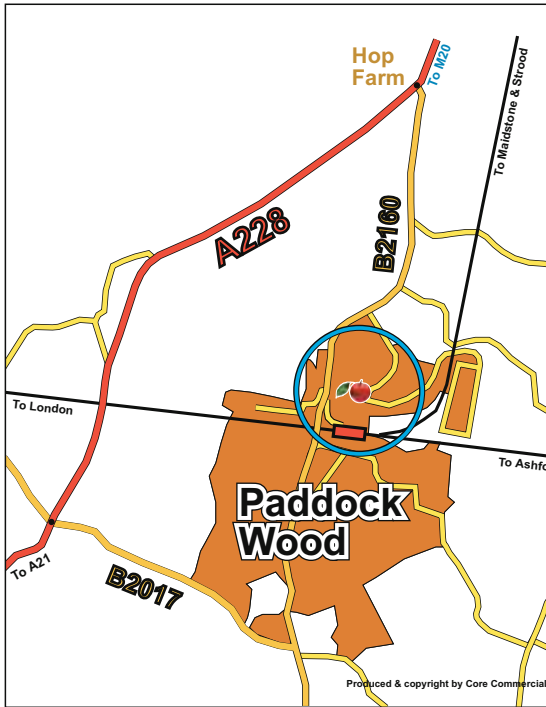
### Accommodation

Ground	11,474
First	<u>1,041</u>
	<b>12,515 sqft</b>
	(1,163 sq m)

### Terms

To let at £68,830 pa (**£5.50 psf**) exclusive plus vat. Rates payable 2015/16 £27,262 (Rateable Value £55,500)





## Planning

B1 Industrial and B8 warehouse planning with 24 hour usage.

Terms exclusive of business rates, service charge, building insurance and vat, subject to contract.



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

Not to scale



**IMPORTANT NOTICE** The agents give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the code can be obtained from the Royal Institution of Chartered Surveyors, 12 George Street, Parliament Square, London, SW1P 3AD or alternatively from [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)