

# Business units To Let

## Units 2, 4 & 5

Crest Industrial Estate  
Pattenden Lane

# MARDEN

Kent TN12 9QJ

### Location

Marden is situated 7 miles south of Maidstone and 10 miles north east of Tunbridge Wells. Situated on the established Pattenden Lane estate. Marden mainline railway station is nearby providing fast and frequent services to London and Ashford.

### Description

3 steel framed terrace units with eaves height 18ft (peak 21ft). LED lights. 3 phase power. Glazed pedestrian entrance. Roller shutters. Office and w/c's at ground floor with windows to front. Secure estate with gates. Ample car parking.

**Unit 2** Ground 2,821  
First offices 1,130 **3,951 sqft**

**Unit 4** Ground **1,953 sqft**  
Mezz 989 sqft

**Unit 5** Ground **1,857 sqft**  
Mezz 925 sqft

### Terms

To Let on new leases, No VAT, at:

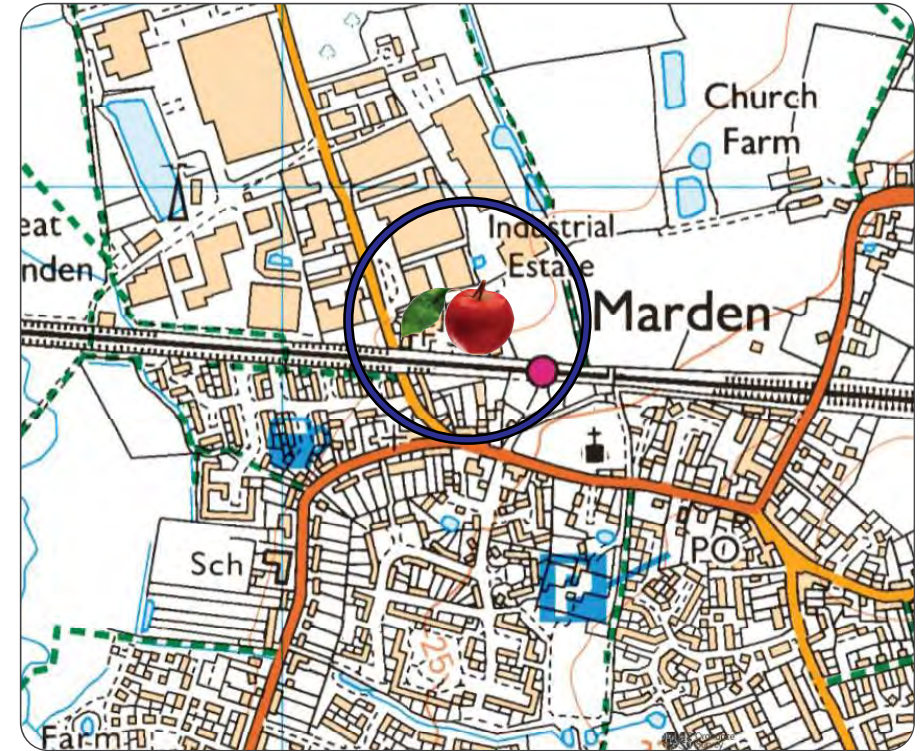
Unit	Rent	Rates pay	Rateable Value
2	<b>£33,500</b>	£11,228	£22,500
4	<b>£22,000</b>	£8,733	£17,500
5	<b>£21,000</b>	£8,483	£17,000

Business rates payable 2025/26.



**1,857 - 7,761 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.



**Neil Mason**  
Neil@CoreCommercial.co.uk

**David Marriott**  
David@CoreCommercial.co.uk

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



