

# New Warehousing To be Let

**CORE**  
COMMERCIAL  
01892 834483



The Cedars  
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 main industrial estate. Nearby Marden mainline railway station has excellent services to London and Ashford.

### Description

A development of high bay warehousing and offices to shell finish: No restriction on hours of use. B8 (Warehouse & Distribution), B1 (Light Industrial) or B2 (General Industrial) uses. Three phase power. 38ft eaves (11.5m). Insulated cladding. 10% roof lights. Solar panels. Covered side loading. Mezzanines deck / offices ready for fit out. 65 car spaces.

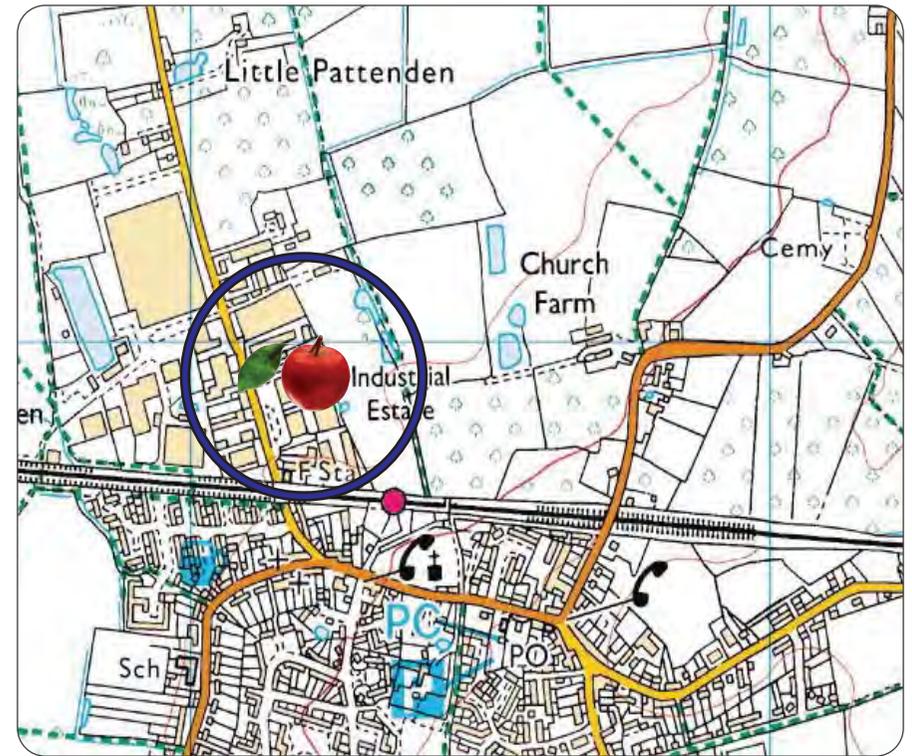
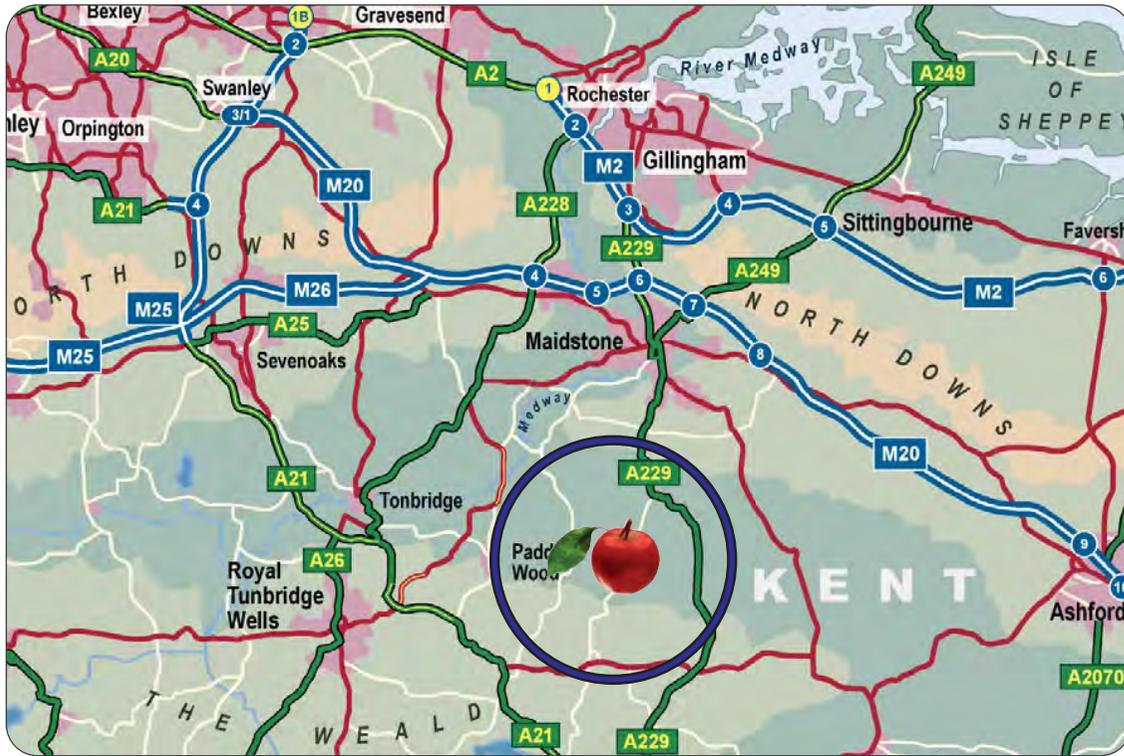
Warehouse 1	4,500	
Warehouse 2	18,500	
Warehouse 3	6,000	Sqft
Warehouse 4	<u>7,500</u>	36,500
Offices / Mezz 3 x 2,800	<u>8,400</u>	
	<b>44,900</b>	<b>sf</b>

### Terms

To be let as a whole or subdivided on new leases from **£7.95 per sqft** plus vat. Business rates to be assessed but assumed at rates from £3 per sqft payable.

**4,500 - 44,850 sqft**






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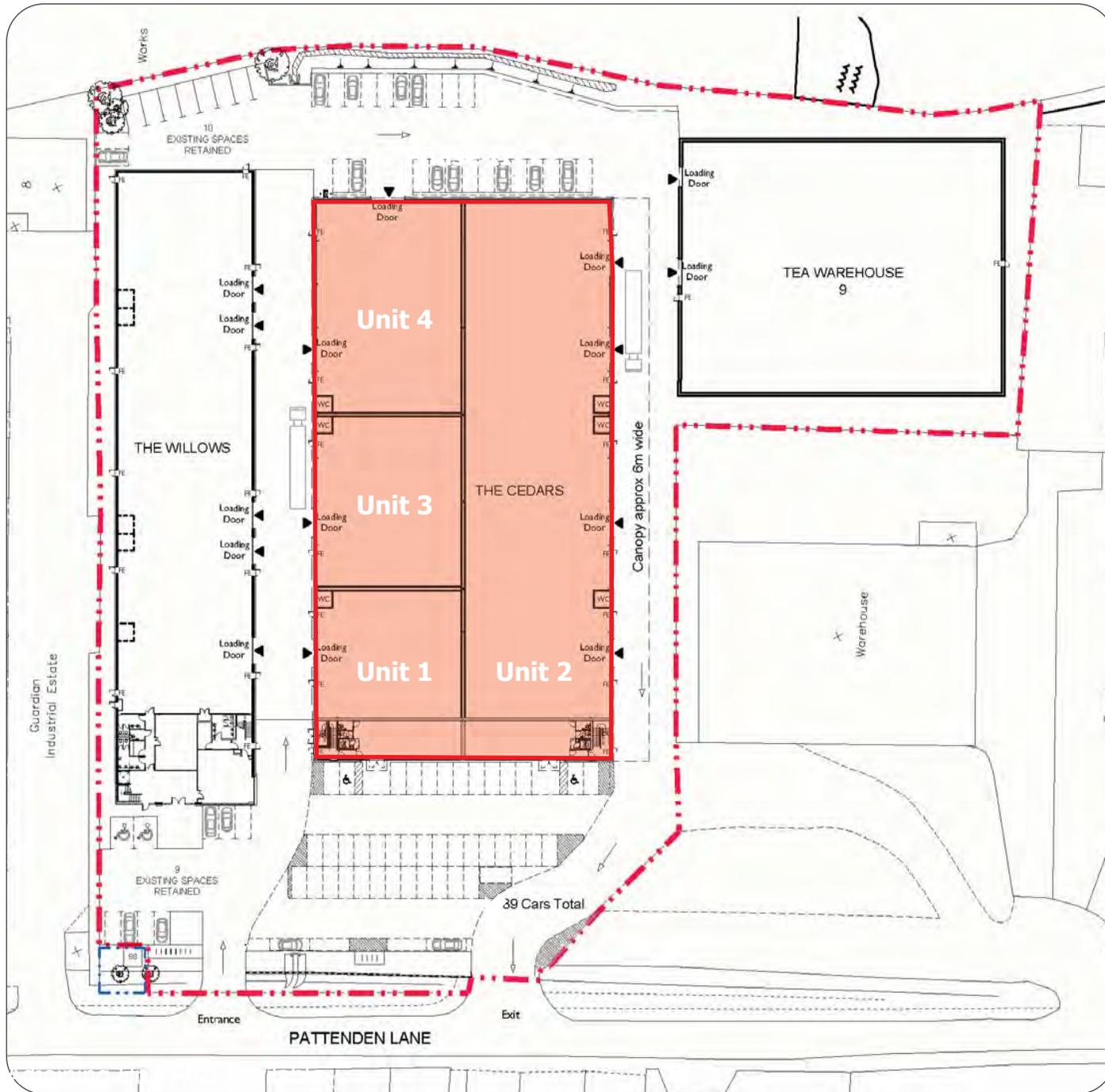
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

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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





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