



PADDOCK WOOD DISTRIBUTION CENTRE

Transfesa Road, Paddock Wood, Kent TN12 6UU



Warehouse/Industrial Units on flexible lease terms
From 17,285 sq ft (1,605 sq m) upto 54,439 sq ft (5,057 sq m)

TO LET



PADDOCK WOOD DISTRIBUTION CENTRE

Transfesa Road, Paddock Wood, Kent TN12 6UU

Location

The Paddock Wood Distribution Centre is located 45 miles south east of Central London, 10 miles south west of Maidstone and 8 miles north east of Tunbridge Wells. It is situated on the east side of Maidstone Road, just off the A228 which leads to the M20/M26. Paddock Wood railway station is a short distance away, with a journey time of approximately 45 minutes to Central London. Other occupiers in the area include African Express, Warburtons, Ann Summers, 3663, Mac, Gabriel Chemi UK Ltd, Restore and Thames Fruit Ltd.

Building/ Unit No	Warehouse		Office & Amenities		Total	
	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M
A	31,257	2,903.87	5,897	547.95	37,154	3,451.82
R	14,937	1,387.68	2,348	218.13	17,285	1,605.81
Open storage land	up to 0.5 acres					

Description

Units A & R comprise ground floor warehousing with ancillary first floor offices and are of concrete frame construction under metal trussed roofs with profile metal clad elevations. The internal height is 28ft (8.6m) and both benefit from multiple loading doors.

Terms

Available on new flexible leases for a term to be agreed.

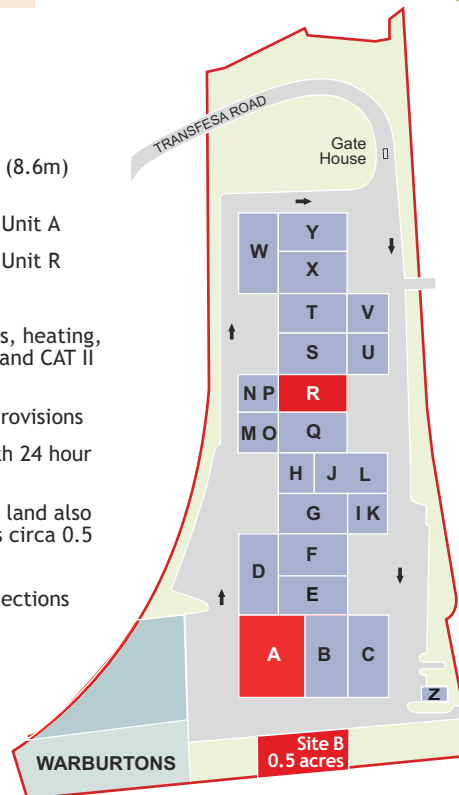
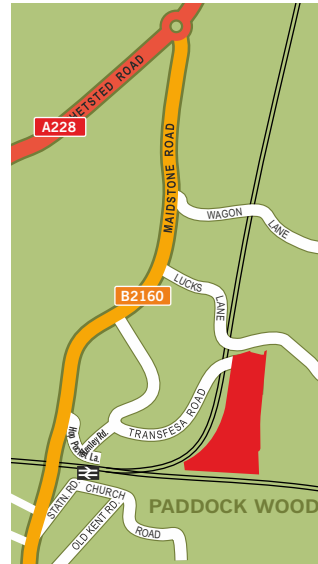
Communications

Excellent road communications

Tunbridge Wells	5 miles	Maidstone	12 miles
Sevenoaks	7 miles	Ashford Int'l Station	36 miles
Tonbridge	8 miles	Dover Port	56 miles
M20	10 miles	Direct rail link to London	

Amenities

- Clear height is 28ft (8.6m)
- 9 loading doors for Unit A
- 4 loading doors for Unit R
- 3 phase power
- Offices with carpets, heating, suspended ceilings and CAT II lighting
- Generous parking provisions
- Gated entrance with 24 hour security and CCTV
- Lorry/open storage land also available with units circa 0.5 acres
- Fibre internet connections available



EPC Ratings

Unit A = E109
Unit R = D76

Viewing

Strictly by appointment through the sole agents:

Tom Booker:
Tom.Booker@altusgroup.com

Stephen Richmond:
Stephen.Richmond@altusgroup.com

