

# UNITS A B & C

# LOWE PADDOCK WOOD

TRANSFESA ROAD  
PADDOCK WOOD  
KENT  
TN12 6UT



**HIGH SPECIFICATION RACKED COLD STORE PREMISES**



## TO LET

**10,169 - 35,277 sq ft**

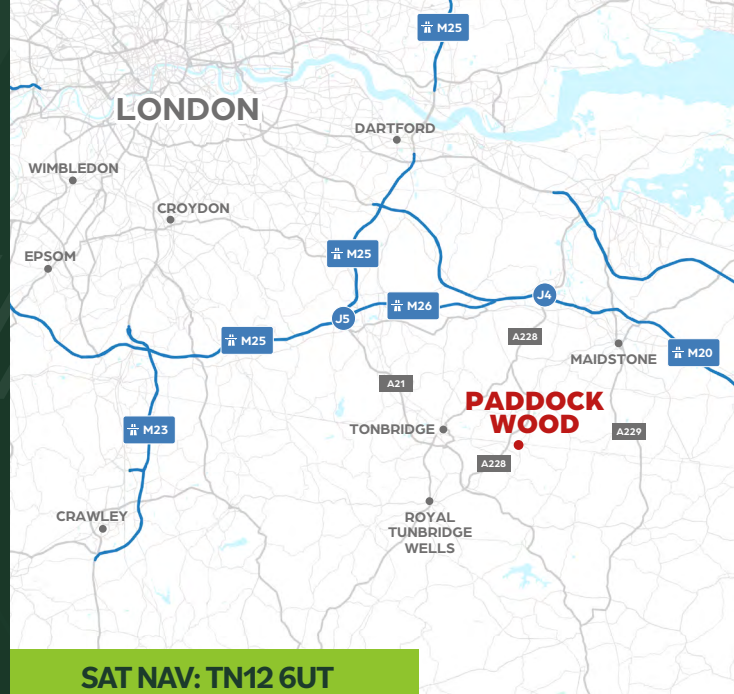
(1,016.6 - 3,277.3 sq m)

- > Chilled and ambient storage
- > Three separate self-contained chambers
- > 24/7 monitored security
- > Secure barriered entry
- > Good access to motorway network
- > Flexible terms

## LOCATION

Paddock Wood is located approximately 35 miles to the south east of Central London. It is located approximately 8 miles to the north west of Tunbridge Wells, 7 miles to the east of Tonbridge and approximately 10 miles to the south of Maidstone. The subject property is located within the established commercial/ industrial areas to the north of the town with access via the B2160 from the A228 to the north west. Transfesa Road is the main estate road with a variety of commercial users in the area including Bidvest 3663, Dana Industrial Estate and Eldon Industrial Estate. Paddock Wood train station is located within half a mile to the south of the subject property.

- > ESTABLISHED INDUSTRIAL LOCATION
- > EASY ACCESS TO THE CHANNEL PORTS, THE M2, M25 & M20
- > CHILLED AND AMBIENT STORAGE
- > THREE SEPARATE SELF-CONTAINED CHAMBERS
- > 24/7 MONITORED SECURITY
- > SECURE BARRIERED ENTRY
- > SEVEN DOCK LEVELLERS
- > EXCELLENT YARD DEPTH
- > AVAILABLE BY WAY OF EXISTING FRI LEASE
- > RENT: ON APPLICATION
- > NEARBY OCCUPIERS INCLUDE, BIDVEST 3663 & HOWDENS



**SAT NAV: TN12 6UT**

## DESCRIPTION

We understand the cold stores were built in 1999 forming part of a larger complex on a secure concreted site, 24-hour usage, communal toilets, canteen and 35 parking spaces. The facility has an area of ambient and the cold stores can reduce to -22 degrees C. The properties are arranged as three separate chambers with a communal initial entry point.

## ACCOMMODATION

	SQ M	SQ FT
Unit A	1,016.6	10,943
Unit B	944.7	10,169
Unit C	898.7	9,673
Unit - Communal Entrance	417.3	4,492
<b>Total</b>	<b>3,277.3</b>	<b>35,277</b>

## TENURE

The property is available to let on full repairing and insuring terms; contact agents for details.

## RATES

For information regarding business rates please visit Gov.uk.

## PLANNING

The use permitted under the current user clause is for the storage and distribution of chilled goods or goods stored at an ambient temperature within Class B1/B8.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

TBC.

## VIEWING

For viewing and further information, please contact the agents:

**MARK COXON**

07969 973809

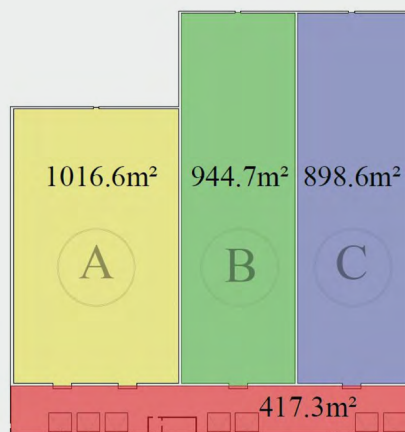
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