



TO LET 625.21 SQ M (6,730 SQ FT)

INDUSTRIAL / WAREHOUSE UNIT

UNIT 1, 39A MAIDSTONE ROAD, PADDOCK WOOD, KENT, TN12 6DG

est. 1828
bracketts

LOCATION

The property is situated off the B2160 (Maidstone Road) on the northern outskirts of Paddock Wood and accessed off Rosemary Place.

Tonbridge and Tunbridge Wells are 4 and 6 miles respectively. The A228 East Peckham by-pass provides a dual carriageway link to M20/M26 around 9 miles to the north.

Paddock Wood train station is approximately within 5 minutes walking distance.

DESCRIPTION

The unit comprises 3 interconnecting bays of concrete frame construction under pitched roofs. The unit has three roller shutter loading doors to the front elevation providing generous loading facilities. The unit has three phase electricity.

Within the unit there are 2 single offices. There is a WC block providing separate male and female facilities and a canteen area.

There are 15 parking spaces allocated with the unit, within a shared secure hard standing car park.

Surrounding users comprise a variety of other commercial occupiers.

FLOOR AREAS

The unit has the following approx. gross internal floor area of 625.21 sq m (6,730 sq ft)

TERMS

The property is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

£57,000 per annum plus VAT, paid quarterly in advance.

VAT

VAT is to be levied.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is listed as 'Workshop and premises' with a Rateable Value of £34,500.

The UBR for 2024/25 is 49.9p in the £.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

LEGAL COSTS

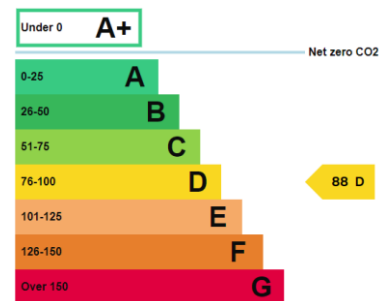
Each party to be responsible for their own legal costs.

POSSESSION

Subject to vacant possession and upon completion of legal formalities.

EPC

88D



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

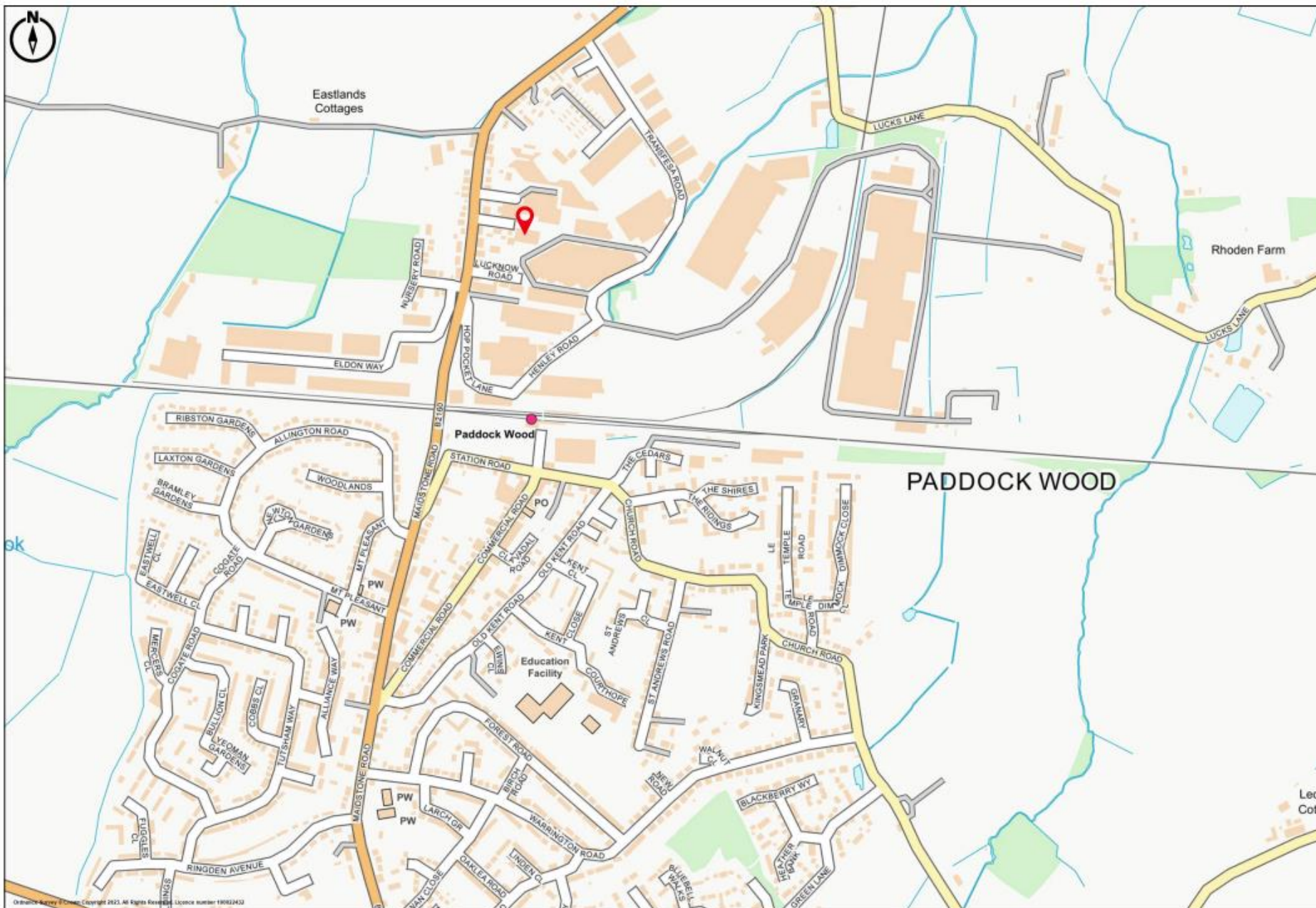
Abbey Mitchell

abbey.mitchell@bracketts.co.uk

Subject to contract

Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



TO LET

**INDUSTRIAL / WAREHOUSE
UNIT**

APPROX. 625.21 SQ M (6,730 SQ FT)

UNIT 1

39A MAIDSTONE ROAD

PADDOCK WOOD

KENT

TN12 6DG

bracketts est. 1828

132 High Street
Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,

Tunbridge Wells, Kent

Tel: (01892) 533733

