



Unit 38 Eldon Way Industrial Estate

Eldon Way, Paddock Wood, TN12 6BE

**Industrial / warehouse unit
undergoing refurbishment
Available Q2 2025**

5,415 sq ft
(503.07 sq m)

- Undergoing refurbishment
- Approx. 6m eaves height
- Approx. 8 car parking spaces
- Roller shutter up and over door
- Separate male and female WCs
- 3 phase power
- LED lighting throughout

Summary

Available Size	5,415 sq ft
Rent	Rent on application
Rateable Value	£41,750 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	Details upon request
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The property, which is currently undergoing refurbishment, comprises a mid-terrace warehouse / industrial unit of steel frame construction below a pitched, lined roof incorporating rooflights.

Location

The Eldon Way Industrial Estate is a well known industrial and warehouse centre of around 50 units close to the town centre on the western side of the Maidstone Road (A228).

The town's shops and main line station providing frequent service to London and Ashford are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M25 and M20 / M26 motorways are around 14 and 19 miles to the north respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane.

Accommodation

The accommodation comprises the following approximate GIA areas:

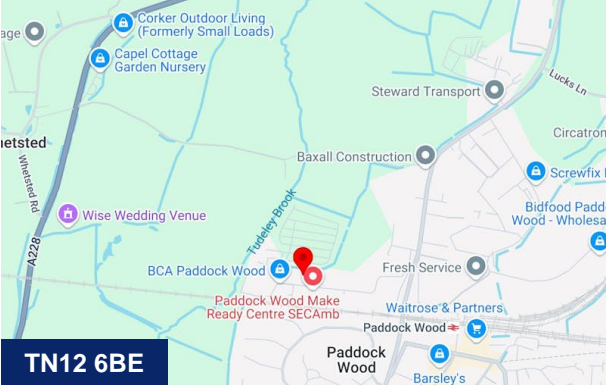
Name	sq ft	sq m
Ground - Floor Warehouse	4,952	460.06
1st - Floor Offices & Ancillary	463	43.01
Total	5,415	503.07

Terms

Available by way of a new lease on terms to be agreed.

Rental Deposit

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.



Viewing & Further Information



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