



Unit 14-16 Eldon Way Industrial Estate

Eldon Way, Paddock Wood, TN12 6BE

Fully Refurbished Industrial / Warehouse Unit

15,295 sq ft
(1,420.95 sq m)

- 5m eaves height
- Plentiful parking to front and side of units
- 2 roller shutter doors
- Separate male and female WCs
- 3 phase power
- LED lighting throughout
- Kitchenette
- Air-conditioned offices

Summary

Available Size	15,295 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	Details upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

The property, which has been fully refurbished, comprises an end of terrace warehouse / industrial unit of steel frame construction below a pitched, lined roof incorporating rooflights.

Air-conditioned first floor office space is provided at the front of the unit.

Externally there are front and side loading / parking areas with access to the warehouse provided by 2 full height roller shutter doors.

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	13,199	1,226.23
1st - Floor Offices & Ancillary	2,096	194.72
Total	15,295	1,420.95

Terms

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

Rental Deposit

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



Viewing & Further Information



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