



Warehouse / Industrial

FOR SALE

Bridge House

Hop Pocket Lane, Paddock Wood, Kent TN12 6DQ

A detached self-contained warehouse / industrial unit with parking and loading

Size 11,029 sq ft (1,024.63 sq m)

Detached Warehouse

Key Points

- Self contained
- 4.96m eaves rising to 7.64m
- Modern fitted offices
- Separate loading and parking
- Parking 12-14 cars
- Perimeter fencing
- Kitchen

Location

Paddock Wood is located circa 45 miles south east of Central London and is 10 miles south west of Maidstone and 8 miles north east of Tunbridge Wells. The property is situated just off the B2160 Maidstone Road which links to the A228 and in turn leads to the M20/26 within 10 miles. Paddock Wood railway station is a short walk which provides regular access to to Central London within circa 45 minutes and Ashford International within circa 30 minutes.

Description

The property is on a self contained secure site and comprises of a two bay unit with part brick/blockwork with profile metal cladding. The warehouse benefits from a roller shutter door, lighting and mezzanine floor. Offices are to ground and first floors with UPVC double glazed windows, LED lighting, air conditioning, carpeting, fire alarm system, kitchen and separate WC's. Externally loading is to the side of the unit and parking to the front.

Accommodation

The following are the approximate gross internal areas measured in accordance with the RICS Code of Measuring Practice:

	Sq. Ft	Sq. M
Warehouse	4,659	432.82
Ground Floor Offices	1,796	166.84
1st Floor Offices	1,702	158.12
Mezzanine	2,872	266.82
TOTAL	11,029	1,024.60

Price

The property is available for sale freehold with vacant possession at a guide price of £900,000 excluding VAT

EPC

This property has been graded as C (69).

Business Rates

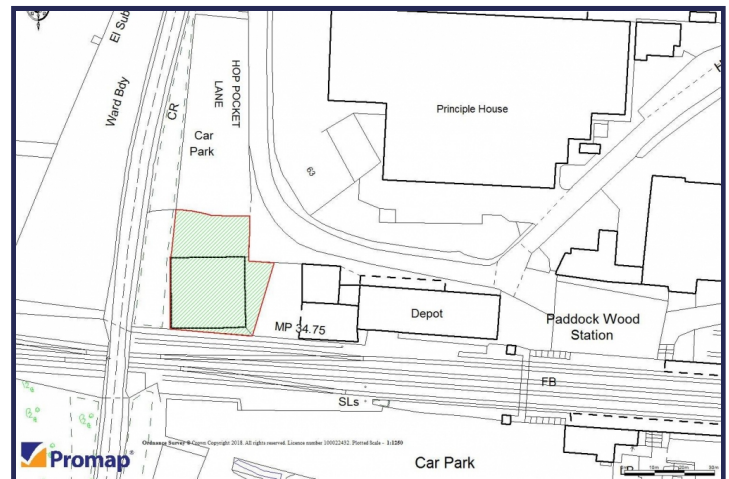
Rates Payable: £15,600 per annum

(based upon Rateable Value: £32,500 and UBR: 49.1p)

Interested parties should make their own enquiries with Tunbridge Wells Borough Council

Legal Costs

Each party to bear its own costs.



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