

TRANSFESA ROAD

PADDOCK WOOD, TONBRIDGE, TN12 6UT



For Sale

Freehold Light Industrial Unit with Office Accommodation

Lambert
Smith
Hampton

The Opportunity

- + **Freehold**
- + Currently entirely operated by the owner-occupier
- + **27,370 sqft** of accommodation
- + The property comprises of industrial accommodation, office accommodation and laboratories
- + Available with **Vacant Possession**



Description

The property comprises of warehouse and office accommodation. The office space is arranged over two floors, which comprises a reception with meeting rooms, private offices and laboratory space.

The warehouse area is extensive and has mezzanine floors, providing further office space and a canteen area.

The property is of steel portal frame construction with profile metal cladding to elevations and roof.

The unit features three full-height roller shutter doors to the front elevation, providing direct access to the internal warehouse space. A separate personnel access door is located adjacent to the shutters allowing access to the reception and office areas.

The site extends to 1.019 acres and includes a concrete hardstanding area suitable for loading, parking, and external storage.

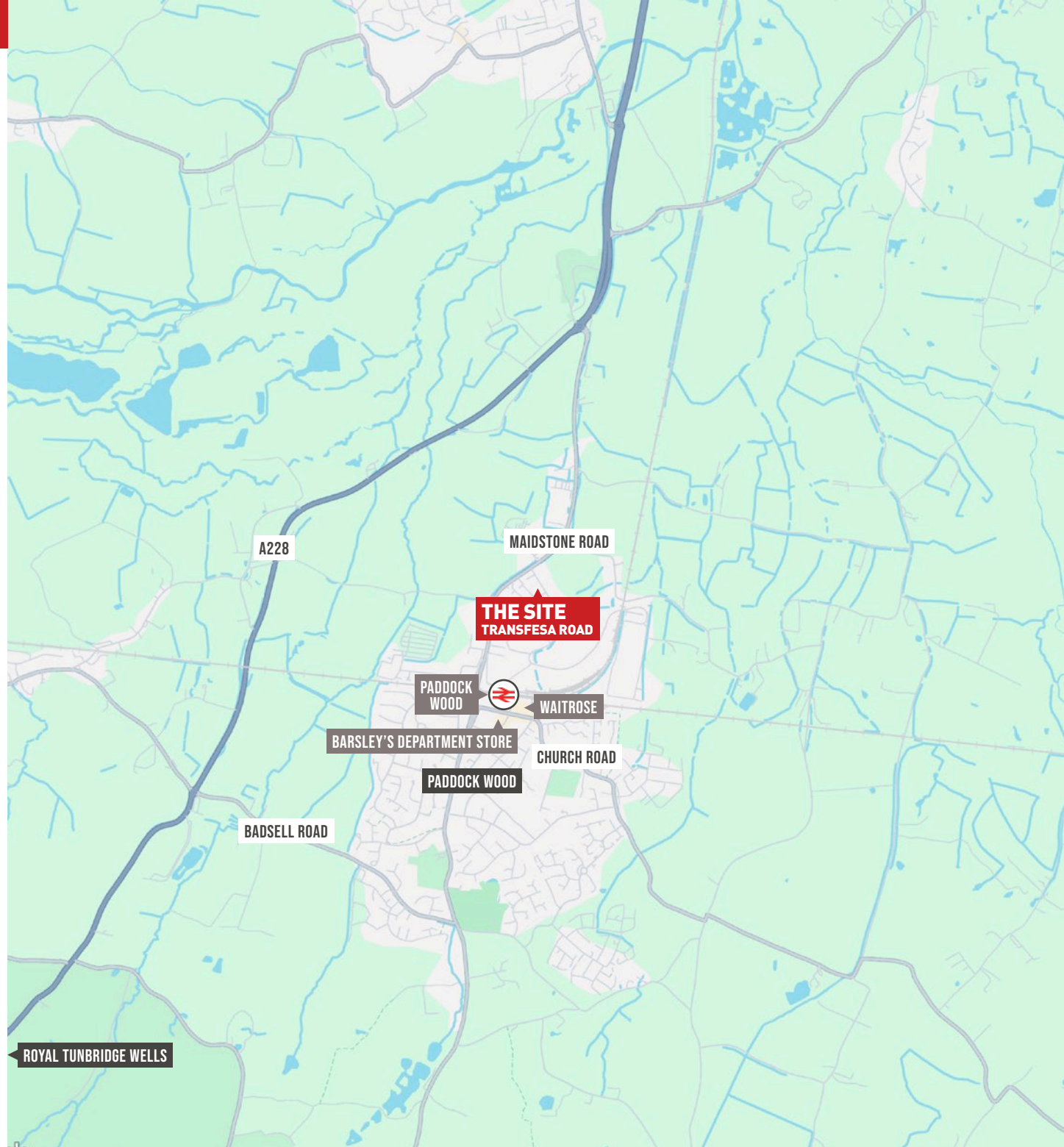
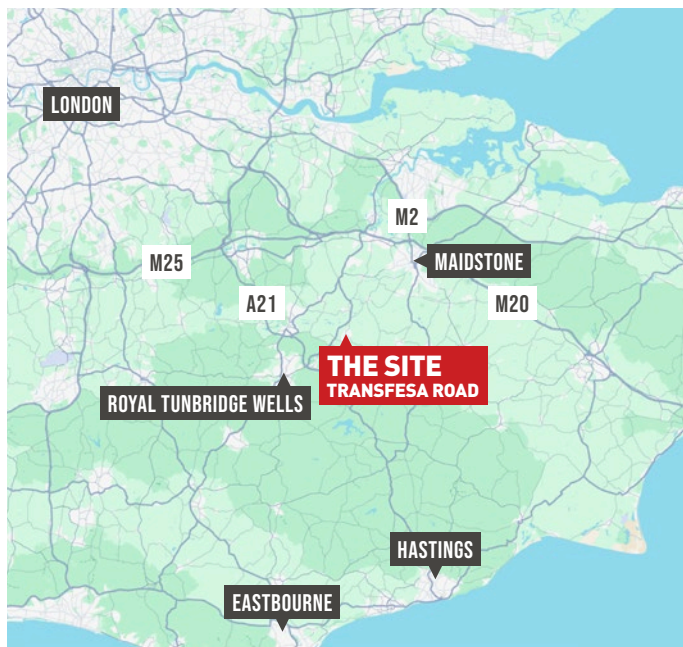


Location

The property is located on Transfesa Road within a well-established industrial estate and is situated within Tunbridge Wells Borough Council and Kent County Council region.

The property is located 560 metres from Paddock Wood Railway station, providing direct services to London Bridge and Charing Cross.

The Property is located 42 miles southeast of London, 8 miles southwest of Maidstone, and 41 miles northeast of Brighton and Hove.



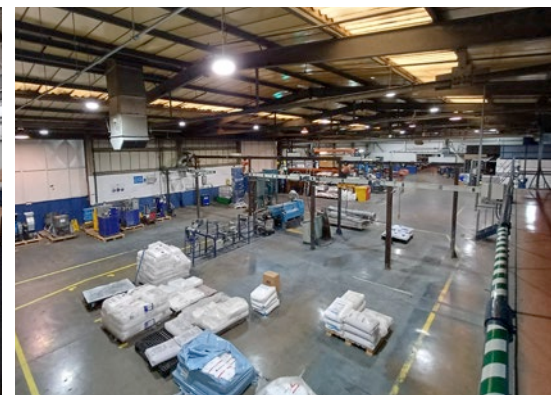
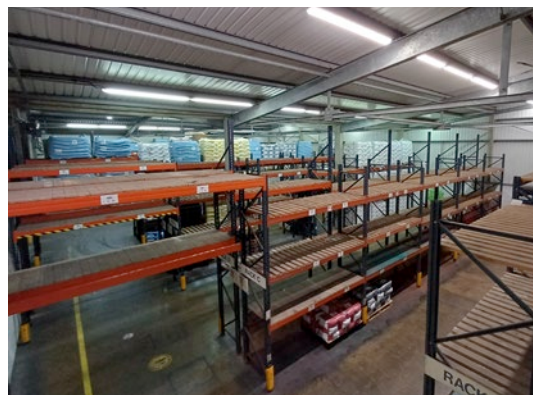
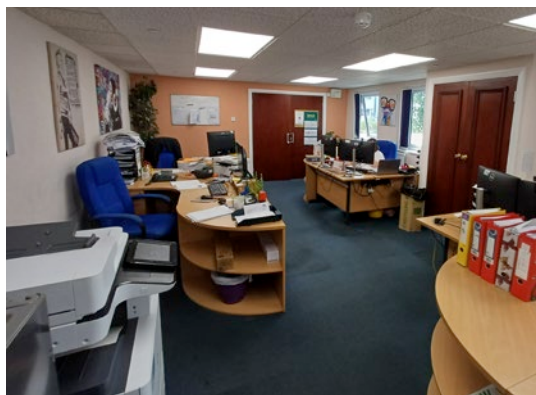
Accommodation

We understand that the floor areas are to be as follows:

AREA	USE	SQ FT	SQ M
Production	Factory floor	11,302	1,050
Canteen & Storeroom	Second floor in factory	527	49
Office & Storeroom	Second floor	334	31
Warehouse 1	Ground floor	7,363	684
Warehouse Mezz.	Mezzanine	1,808	168
Workshop	Incl. workshop, WC, office	775	72
Warehouse 2	Ground floor	904	84
Office	Reception, sales, WCs	1,292	120
Office	2nd floor Accounts & MD office	581	54
Logistics	Second floor	258	24
QC	Ground floor	807	75
Lab	Second floor	614	57
Lab office/ technical	Second floor	807	75
TOTAL		27,370	2,543

Planning

We would advise that all interested parties undertake their own planning enquiries with Tunbridge Wells Borough Council.



Further Information

Tenancies

Property will be sold with Vacant Possession.

Tenure

Freehold- Title No. K456747.

EPC

D-88.

Business Rates

We would advise that interested parties conduct their own research into Business Rates.

Legal Costs

Each party will bear their own legal costs.

VAT

All prices quoted are exclusive of VAT unless otherwise stated.

Money Laundering Compliance

Any prospective buyer will be required to provide identification documentation upon agreement of sale to comply with current regulations.

Terms

Offers in excess of £4,000,000 for the freehold interest in the property.



Contact

Strictly by appointment only with the sole agent:

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