

UK, TONBRIDGE

PADDOCK WOOD

DISTRIBUTION CENTRE

MODERN WAREHOUSE/INDUSTRIAL UNITS
(UNIT SIZES 2,190 - 17,053 SQ FT)

AVAILABLE NOW

SAT NAV: TN12 6UU

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PADDOCK WOOD

DISTRIBUTION CENTRE

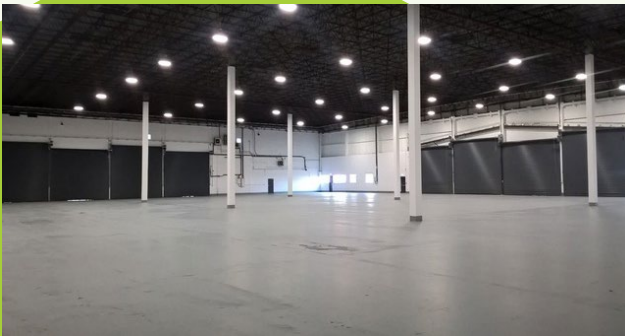
An approximate journey time of just 50 minutes to Central London (London Charing Cross).



Paddock Wood Distribution Centre is situated on the east side of Maidstone Road, just off the A228 which leads to the M20/ M26. Paddock Wood railway station is a short distance away, with a journey time of approximately 50 minutes to Central London. Other occupiers in the area include Fowler Welch, Warburtons, Ann Summers, Mack Fruit, Gabriel Chemi UK Ltd, Restore and Bidfood. The estate offers modern industrial units of steel portal frame construction ranging in size from 2,190 - 17,053 sq ft, all units benefit from allocated parking to the front as well as shared parking throughout the estate.







MODERN WAREHOUSE/ INDUSTRIAL UNITS



ACCOMMODATION

UNIT	SQ FT	SQ M
Units J & L	17,053	1,584
Unit U	13,578	1,261
Units M & O	12,047	1,119
Unit Q (Office)	2,190	203

KEY

-  Main entrance
-  Unit space
-  Car parking
-  Available units



**PADDOCK WOOD
DISTRIBUTION CENTRE**
Paddock Wood,
Tonbridge,
TN12 6UU

SPECIFICATION



5.4 to 8.6m
clear eaves
height



3 phase
power supply



24 hour
security
and CCTV



Estate size
351,711 sq ft



Allocated
parking



Additional lorry/
parking available
by negotiation



Gated
entrance



EPC Individual
EPC available
on request

STRATEGIC LOGISTICS LOCATION

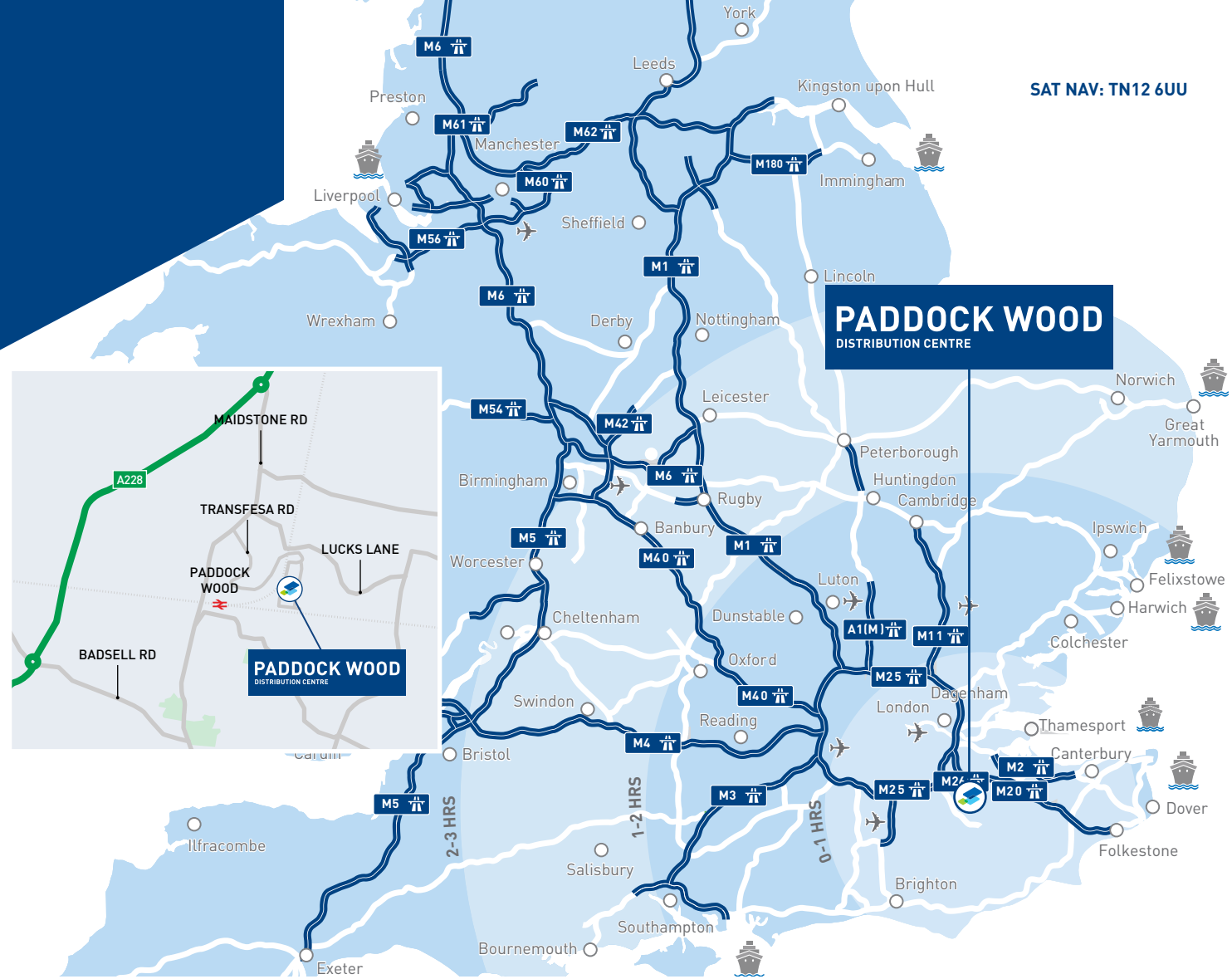
Paddock Wood Distribution Centre is located 44 miles south east of Central London, 10 miles south west of Maidstone and 11 miles north east of Tunbridge Wells.

- M26:** 10.4 MILES, 20 MINUTES
- M20:** 12.3 MILES, 22 MINUTES
- M2:** 17.3 MILES, 33 MINUTES
- M25:** 20.1 MILES, 29 MINUTES

DRIVE TIME TO **LONDON GATWICK AIRPORT** IS APPROXIMATELY **39 MILES, 45 MINUTES**

- PADDOCK WOOD:** 2.2 MILES, 9 MINUTES
- BELTRING:** 2.7 MILES, 8 MINUTES
- YALDING:** 4.6 MILES, 10 MINUTES
- MARDEN:** 9.8 MILES, 22 MINUTES

JOURNEY TIME TO **LONDON CHARING CROSS** IS JUST **50 MINUTES**



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PADDOCK WOOD
DISTRIBUTION CENTRE

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Misrepresentation Act 1967:
Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. February 2021.

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