

# **ELDON WAY**

INDUSTRIAL ESTATE

The estate is located in located in close proximity to Paddock Wood Station with direct services to London Charing Cross (52 minutes).



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 Maidstone Road (B2160).

It offers high-quality units with three-phase power supply, good eaves, loading doors and parking. Access is from Nursery Road onto Eldon Way.



## HIGH QUALITY INDUSTRIAL ESTATE





#### **ACCOMMODATION**

UNITS	GF WAREHOUSE SQ FT	FF OFFICE SQ FT	TOTAL SQ FT
14 -16	13,137	2,097	15,234
18 -20	13,162	2,096	15,258
COMBINED			
14-20	26,299	4,193	30,492



#### **SPECIFICATION**



Allocated parking



Loading doors



5m eaves height



LED lighting HOP POCKET LANE



3 phase power supply



Individual EPC available on request



Suitable for trade counter, storage and distribution



Air conditioning

#### **TERMS**

A new Full Repairing & Insuring lease on terms to be agreed.

#### **RENTAL DEPOSIT**

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

### **RENTAL**

Available on request

#### **SERVICE CHARGE**

Payable for upkeep of common parts

#### **VAT**

To be levied

ELDON WAY
INDUSTRIAL ESTATE

Paddock Wood, Tonbridge, TN12 6BE

### STRATEGIC LOGISTICS LOCATION

Eldon Way Industrial Estate is situated close to the town centre on the western side of Maidstone Road (A228). The town's shops and main line station providing frequent services to London and Ashford are within 300 yards. Paddock Wood is 5 miles from Tunbridge Wells and 10 miles from Maidstone. The M20/M26 and M25 motorways are around 9 and 17 miles to the north

respectively, the latter being reached via the East Peckham by-pass and Seven Mile Lane.

Gatwick Airport is located just over 38 miles to the west and can be reached in less than an hour.

M26: 9 MILES, 16 MINUTES M20: 9 MILES, 16 MINUTES

M25: 17 MILES, 23 MINUTES M2: 18.2 MILES. 31 MINUTES

DRIVE TIME TO **LONDON GATWICK AIRPORT** IS APPROXIMATELY 38.6 MILES, 54 MINUTES

PADDOCK WOOD: 1 MILE. 5 MINUTES **BELTRING:** 2.7 MILES, 6 MINUTES

YALDING: 4 MILES. 8 MINUTES

**TONBRIDGE:** 7.3 MILES, 8 MINUTES

JOURNEY TIME TO LONDON CHARING **CROSS IS JUST 52 MINUTES** 



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. March 2023.

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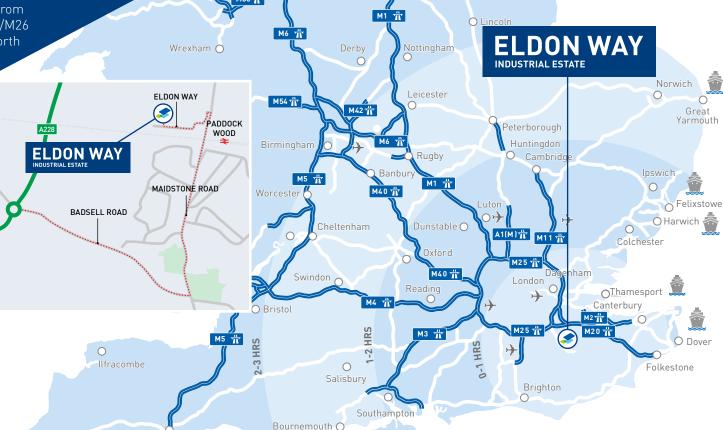
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#### Please contact us for further details: