



chartered surveyors
and property consultants



Station Road • Paddock Wood • Kent TN12 6AB

Artist's impression

Commercial Space - For Sale / To Let - 2000 sq ft.

Location

This new development is situated in a central position, virtually opposite the town's main line train station with services to London taking about 50 minutes. Also a 2-minute walk to Commercial Road, the principal retail district. There is a Waitrose next to the train station. The M26 & M20 junction at Wrotham Heath is under 10 miles distant to the north via the A228 dual carriageway on the edge of the town.

Description

Newly built raised ground floor commercial / business space in a mixed-use development, with apartments over the three upper floors. There are also shared amenity spaces.

The space is suitable for a variety of uses – details on application.

The floor is capable of being predominately open plan or partitioned into separate areas.

There are 2 allocated car spaces. Additional parking available opposite in the train station car park.

Floor Area

Circa 2000 sq ft (185 sq m) – to be verified on completion.

Rent

£27,500 per annum , exclusive of all other outgoings.

Guide Price

£325,000, for the sale of a new 999-year leasehold interest.

Terms

A new lease by arrangement.

Otherwise, a sale of the long leasehold interest – 999 years - will be considered.

Business Rates

To be assessed.

Service Charge

On application.

Viewing Arrangements

Strictly by appointment and accompanied.



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