



44 COMMERCIAL ROAD
PADDOCK WOOD | TUNBRIDGE WELLS | KENT | TN12 6EN

TO LET: £11,000 PER ANNUM



**Lambert
& Foster**

AVAILABLE FROM: July 2026

LOCATION:

The property occupies a prominent position in the centre of Paddock Wood. Located some 6 miles from Tonbridge, 8 miles from Royal Tunbridge Wells and 11 miles from Maidstone, the town of Paddock Wood serves many local villages and surrounding rural communities providing a mix of national and local, independent retailers. The town also benefits from a mainline station with fast and frequent services to London.

DESCRIPTION:

This ground floor property comprises an open plan office 17.89 sqm (193 sqft) and private meeting room 5.27 sqm (57 sqft), kitchenette and private WC.

PARKING: Exclusive use of 3 parking spaces.

USE: Any use in Class E considered.

TERM: Available on an FRI lease

VIEWING:

Strictly by appointment with the sole agent. Esther Goodhew / 01892 832325 / esther.goodhew@lambertandfoster.co.uk

GENERAL:

Terms: FRI Lease

Services: Mains electricity, water and drainage.

Rateable Value: £7,000 - Tunbridge Wells Borough Council

EPC: Band C

Legal Costs: Each party to pay their own legal costs.



PARTICULARS, PLANS AND SCHEDULES: The particulars and areas stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all lessors and lessees. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a letting to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of lessors/lessees.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

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