



High Quality Warehouse/Industrial Unit To Let - 5,304 sq ft (492.79 sq m)

- Near Maidstone town centre
- Excellent road access
- 20.5ft (6.25m) eaves height
- Full height loading door
- 1.5 miles from M20 - J4
- 7 Miles from M2 - J2
- Offices with separate WCs

AYLESFORD

larkfield trading estate

CANMOOR

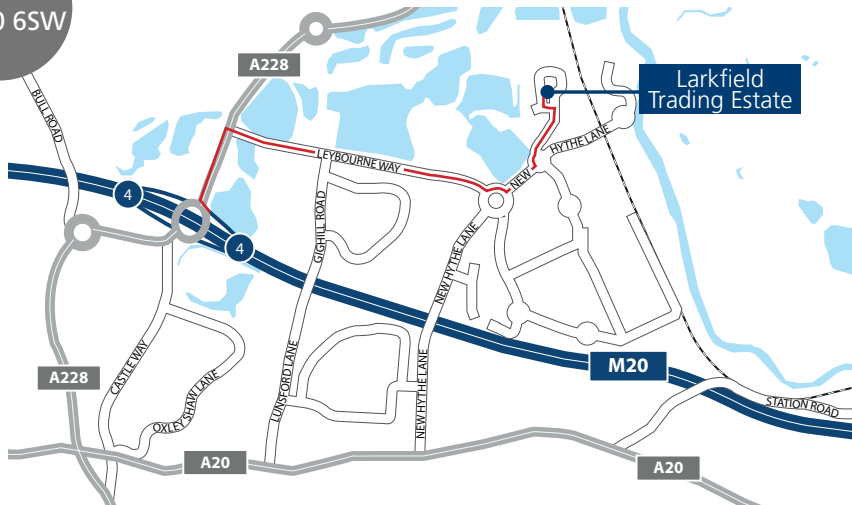
UNIT E5 ■ NEW HYTHE LANE ■ AYLESFORD ■ ME20 6SW

DESCRIPTION

The property is to be refurbished and comprises a mid-terrace steel framed unit with brick elevations. It benefits from a full height roller shutter door and has an eaves height of 20.5ft (6.25m). There are 2-storey offices to the front with kitchen and separate WC facilities. Parking for cars and HGV vehicles is to the front forecourt area.



Sat Nav Ref:
ME20 6SW



LOCATION

The property is situated on the established Larkfield Trading Estate off New Hythe Lane in Aylesford which is to the north west of Maidstone and only 1.5 miles from junction 4 of the M20. This is a strategic location for both industrial and distribution occupiers and offers rapid communication to the national motorway network and Channel Ports /Tunnel. Other major occupiers on the New Hythe Industrial area include Menzies, Yodel, Timbnet and All Saints.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	4,498	417.86
Ground Floor Offices	418	38.84
First Floor Offices	388	36.09
Total	5,304	492.79

AMENITIES

- 20.5ft (6.25m) eaves height
- 3 phase power
- Offices with separate WCs
- Parking with loading area
- Lighting
- Full height loading door

TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

LEGAL COSTS

Each party to bear its own legal costs.

RATES

We understand that the Rateable Value with effect from 1st April 2010 is £27,000. Interested parties are however advised to make their own enquiries with Tonbridge & Malling Borough Council.

EPC

G - 201 subject to reassessment following completion of the works.

VIEWING

Strictly by appointment through sole agents:-



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Tom Booker
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