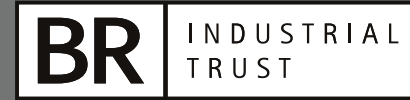


# larkfield trading estate

NEW HYTHE LANE ■ AYLESFORD ■ ME20 6SW



## Fully Refurbished Warehouse / Industrial Units 9,120 - 13,204 sq ft **TO LET**

- 1.5 miles J4, M20
- Generous loading & parking
- Fully refurbished
- LED lighting
- Suspended ceiling & carpeted offices
- 6m eaves

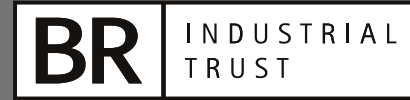
LOCAL  
OCCUPIERS:



# AYLESFORD

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## DESCRIPTION

The available units are of steel construction with part brick / blockwork and part lined profile metal elevations under a pitched lined profile roof incorporating roof lights. There is a single full height loading door to the front accessed from the large yard areas which provide parking for cars and HGVs. The units benefit from 6m eaves, refurbished office accommodation, 3 phase power and separate male and female WCs.

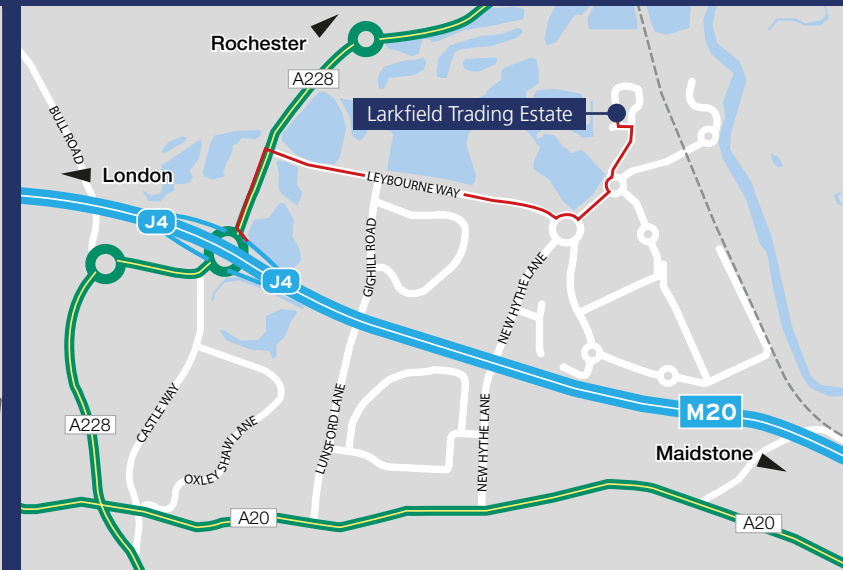
## AVAILABILITY

	sq ft	sq m
<b>A1</b>	9,120	847
<b>D17</b>	13,204	1,227

## 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, London, the M25, Channel Ports and Tunnel. Other major occupiers in the New Hythe industrial area include TNT, Menzies Distribution, Amazon, Yodel and DFS.

SAT NAV  
ME20 6SW



## FURTHER INFORMATION

For further information or to arrange a viewing please contact our sole joint agents.



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