

Industrial Park: Maidstone

Monthly £8,500

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 904389

High quality storage and distribution unit in Aylesford, Maidstone (ME20 7PP). The unit is 30 miles south east of London with great access to the M20 (1.3 miles by car) and access to the port of Dover (47 miles by car).

DETAILS

To let we have this high quality storage and distribution unit in a prime location. The unit lies on the Priory Park Industrial Estate with great access to major transportation networks.

The property comprises a steel portal frame with insulated profile sheet cladding to the walls and roof. The unit is fitted with a concrete floor and 2 roller shutter doors with an added pedestrian doors.

The total area of the unit is 8,099 (26.6m x 28.3m) square feet which includes a staff area, toilet, kitchen and large warehouse.

There is a mezzanine floor which measures 440 square feet (13.2m x 3.1m).

The yard to the front of the unit measures 21,673 square feet and is

contained with palisade fencing.

The unit has planning consent for general industry and storage and distribution use B2 and B8, as a change of use application to permit a new use class of B2 (general industry) in addition to the existing permitted use class B8 (storage and distribution) was approved on the 26th January 2024.
REF: 23/03150

LOCATION

Aylesford, Maidstone is a town 30 miles south east of London in the Tonbridge and Malling Borough close to its boundary with Maidstone in the centre of Kent. It's closest main town is Maidstone at approximately 3.5 miles to the south east. It also benefits from good access to the M20 at junction 5, 1.3 miles and less than 5 minutes from the property.

Priory Park Industrial Estate was constructed in the Mid-2000's and provides modern and high quality industrial space.

SIZE

8,099 square feet | **Â£8,500 per month + VAT**

The unit comes with a secure yard and 37% site coverage.

SERVICES

We understand that mains water and electricity are connected.

SERVICE CHARGE

The tenant will be responsible for a service charge in relation to the building.

INSURANCE

The tenant will be responsible for payment of the buildings insurance and their own contents insurance.

LOCAL AUTHORITY

Kent County Council

NON-DOMESTIC RATES

The rateable value of the building is Â£79,000

TERMS

The building is offered to let on a full repairing and insuring lease on terms to be agreed with the Landlord.

EPC

The building as a EPC Rating of C

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or

warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

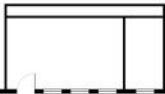
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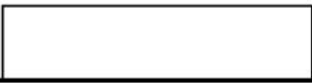
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Ground Floor

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Mezzanine