

3 SHELDON WAY

LARKFIELD, AYLESFORD ME20 6SE

TO LET

16,151 SQ FT

(1,501 SQ M)



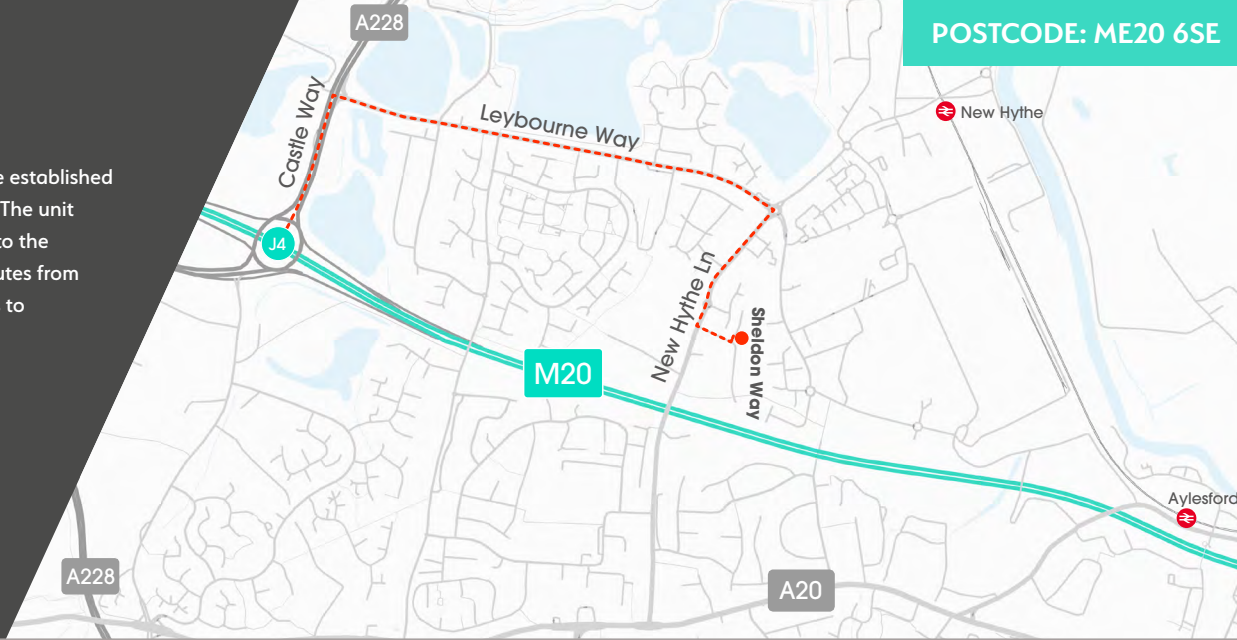
Petchey
HOLDINGS

FULLY REFURBISHED WAREHOUSE WITH OFFICES



LOCATION

3 Sheldon Way is located in the established industrial location of Larkfield. The unit benefits from excellent access to the motorway network, only 5 minutes from J4 of the M20 providing access to Folkstone, Dover and the M25.



3 SHELDON WAY

LARKFIELD, AYLESFORD ME20 6SE

DESCRIPTION

- Single warehouse unit, recently refurbished to a high standard including office accommodation over ground and first floor
- Minimum eaves height of 5.5m rising to 8m at apex with full height roller shutter
- External yard with the ability to make secure if required
- 17 additional car parking spaces to be demised

TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

The property has an Energy Performance Rating of B.

VIEWING

For viewing and further information, please contact the sole agent:



TRAVEL

| Road | Miles |
|-------------------|-------|
| M25 J4 | 1.5 |
| A20 | 0.7 |
| M26 J2A | 5.5 |
| M2 J2 | 6.8 |
| Dartford Crossing | 21 |
| Blackwall Tunnel | 28 |

| Rail | Miles |
|-------------------|-------|
| New Hythe Station | 0.8 |
| Aylesford Station | 1.8 |

| Airports | Miles |
|-------------|-------|
| London City | 36 |
| Gatwick | 38 |
| Heathrow | 56 |
| Stanstead | 57 |

| Ports | Miles |
|----------------|-------|
| Tilbury | 31 |
| London Gateway | 33 |
| Folkestone | 40 |
| Dover | 46 |

MARK COXON

07969 973809

mcoxon@caxtons.com

JAMES SQUIRE

074646 27302

jsquire@caxtons.com