

# Unit 3 Lower Bell Industrial Estate

Bluebell Hill, Aylesford, Kent, ME20 7EZ



**Yard / Secure Open Storage TO LET**

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## Key Features

- Circa 0.5 Acre Secure Open Site
- 3 Phase Power Available
- Water & Drainage
- 2 Gated Entrances

## Description

Circa 0.5 Acre Secure Yard TO LET

Excellent access for the motorway network, situated on the A229, Bluebell Hill, between J6 of the M20 and J3 of the M2.

The site is a largely rectangular level, surfaced and secure yard benefiting from mains services of Water, 3 Phase Power and Drainage. There are two separate gated entrances, one on the southern and one on the eastern elevation.

The adjoining 0.25 acre site may also be available by separate negotiation



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## Accommodation

The property comprises an open plan yard area with gated access off both the southern and eastern elevations. The total Gross Internal Area as approximately as follows:

Area	Sq Ft	Sq M
Secure Yard	17,664	1,641

- Level, surfaced area
- Secure fencing
- 2 entrances
- Water
- Drainage
- 3 Phase Electricity

## Rateable Value

The property is currently assessed as a "Concrete batching plant and premises" and has an Rateable Value of £63,000 @ 51.2p in the £. Rates payable £32,256 for the year 2023/24.

We understand the rates are to be appealed back to "open storage" to reduce the rateable value - Further details available upon request

## Rent

Passing Rent is £43,250 per annum, exclusive

## Terms

To take an assignment of the existing FRI Lease which expires on 30<sup>th</sup> April 2031. The Lease is subject to a Rent Review on the 1<sup>st</sup> May 2026.

## Service Charge

Service charge (plus insurance) to cover boundary fencing maintenance, landscaping and cess pit

## VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

## EPC

Not required

## Legal Costs

Each side to bear its own legal and professional costs

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## Location

The property is very well located for the motorway networks being situated to the east side of Bluebell Hill and the A229 with excellent links to both the M20 (J6) and the M2 (J3), this yard site occupies part of the Lower Bell Industrial Estate.

what3words location:- <https://w3w.co/strongly.victory.prune>

Drive Time	Miles	Mins
Maidstone	3.0	6
Dover (Ferry Terminal)	44.5	53
J1a M25 (Dartford Crossing)	18.7	22

For all Viewings and Enquiries contact:



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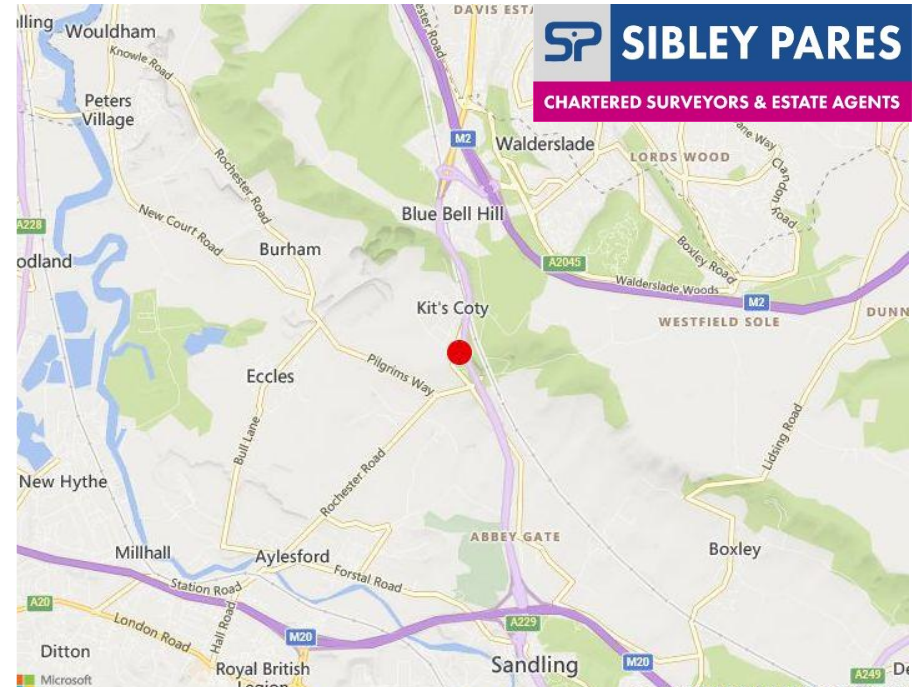


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