

# Unit 1 Invicta Riverside – Aylesford – Kent – ME20 7FG

Modern Grade A Warehouse – 93,925 sq ft with Secure 1.25 Acre Fenced Yard – Additional Parking Available



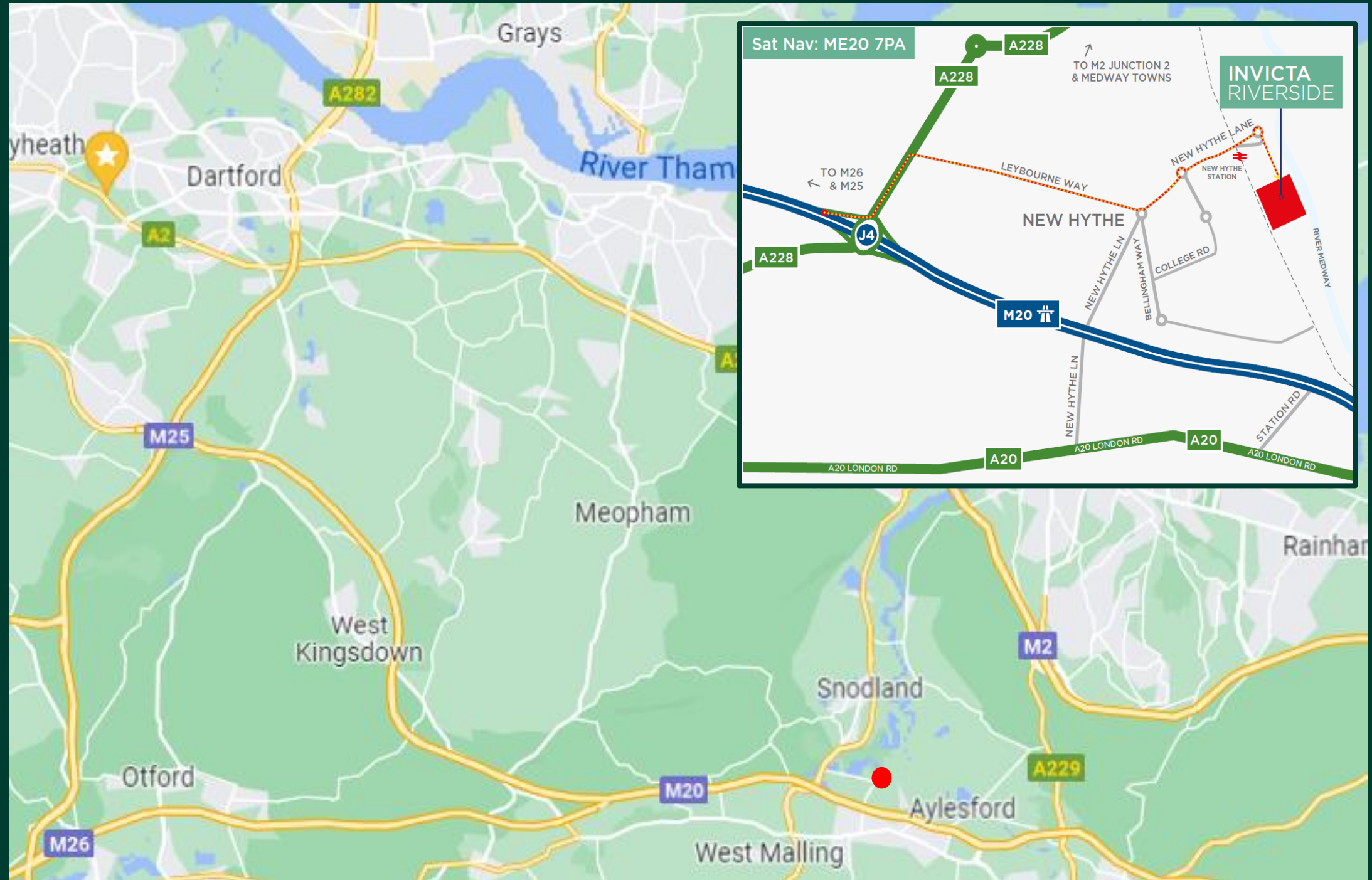


### Location

The units forms part of the well established New Hythe Business Park that is strategically located within 2 miles of J4 M20 providing excellent access to the Kent ports to the east and J3 & 5 of the M25 15 miles to the west and the wider M25 network.

Connections	(miles)
M20 Junction 4	2
M2 Junction 2	8
M25 Junctions 3 & 5	15
Ebbsfleet International Station	16
Dartford Crossing	21
Central London	33
Gatwick Airport	37
Folkestone	40
Dover	46
Stansted Airport	58
Heathrow Airport	60

Source: Google Maps



The A228 also provides direct access to the J2 M2 to the north further enhancing the locations connectivity to London and the Southern Markets with Dover and Folkestone less than 1 hour away, offering quick and convenient access to Europe.

The has easy access to the rail network with Hythe Railway Station which is only a few minutes walk from the property, providing regular services to London Victoria (1 hr 11 minutes).





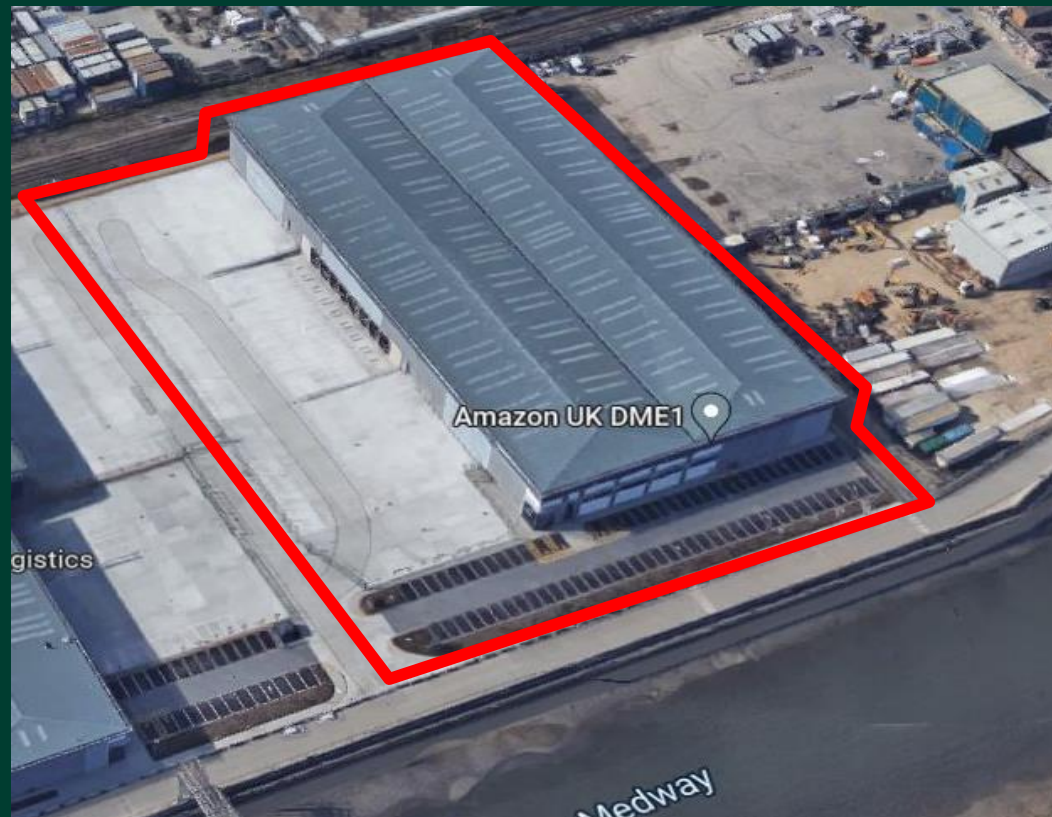
**Description**

The property forms part of Roxhill’s Invicta Riverside Scheme constructed in 2016 on the New Hythe Business Park, and comprises a modern high spec detached self contained industrial/warehouse unit of steel portal frame construction with a fully concreted secure, fenced yard.

**Accommodation** (Areas are based on Gross Internal Area)

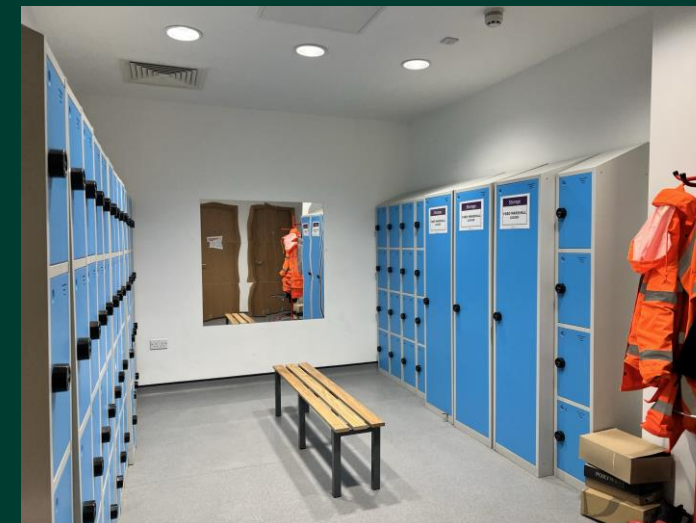
	Ground floor (sq ft)	First floor (sq ft)	Total (sq ft)
Warehouse	79,980		79,980
Offices/Welfare/Canteen	4,600	9,345	13,945
Total			93,925
Yard	54,200		54,200

- **Internal Eaves – 11.5m**
- **2 Level Loading Doors**
- **8 Dock Level Loading Doors**
- **Secure Fenced 40m Deep Yard**
- **VRV Comfort Cooling Heating to Offices**
- **15% Roof Lights**
- **FM2 Floor with 50 kN/m Loading**
- **B1c, B2 & B8 – 24/7 Use**



Internally the unit has been enhanced to provide extensive meeting and training rooms on the ground floor and high quality staff canteen, offices, locker rooms and staff welfare and WC facilities at the first floor.

An additional 0.75 acre yard/car park is available adjacent to the property that is held on a separate lease is also available by separate negotiation.





## Terms

The property is held on a 10 year lease from the 13<sup>th</sup> August 2020 at a passing rent of £691,470 pax (only £7.72 psf). The lease incorporates an upward only rent review on the 12<sup>th</sup> August 2025 subject to a 4% Cap, and a tenant only break option on 6 months notice to terminate the lease on the 12<sup>th</sup> August 2025

## Proposal

Offers are invited for the unexpired terms of the lease to 11<sup>th</sup> August 2030 by way of an assignment at the passing rent of £691,470 pax (Only £7.72 psf) subject to review in August 2025.

Alternatively a sublease on terms to be agreed expiring on 12<sup>th</sup> August 2025 to coincide with the break or for the unexpired term of the lease. Lease to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

The Landlords may consider the grant of a new lease on terms to be agreed.

The property is expected to be available from October 2023

## Service Charge

The service charge budget for the 2022/23 year is currently £17,443 (£0.19 psf)

## Legal costs

Each party is responsible to bear their own legal costs.

## Rates

The current Rateable Value of the property is £580,000 which is due to rise to £745,000 from 1<sup>st</sup> April 2023.

## VAT

VAT will be charged on quoting terms.

## EPC

The Property is Rated - EPC 19 A.

**For further information or to organise a viewing, please contact CBRE or our Joint Agents:**

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