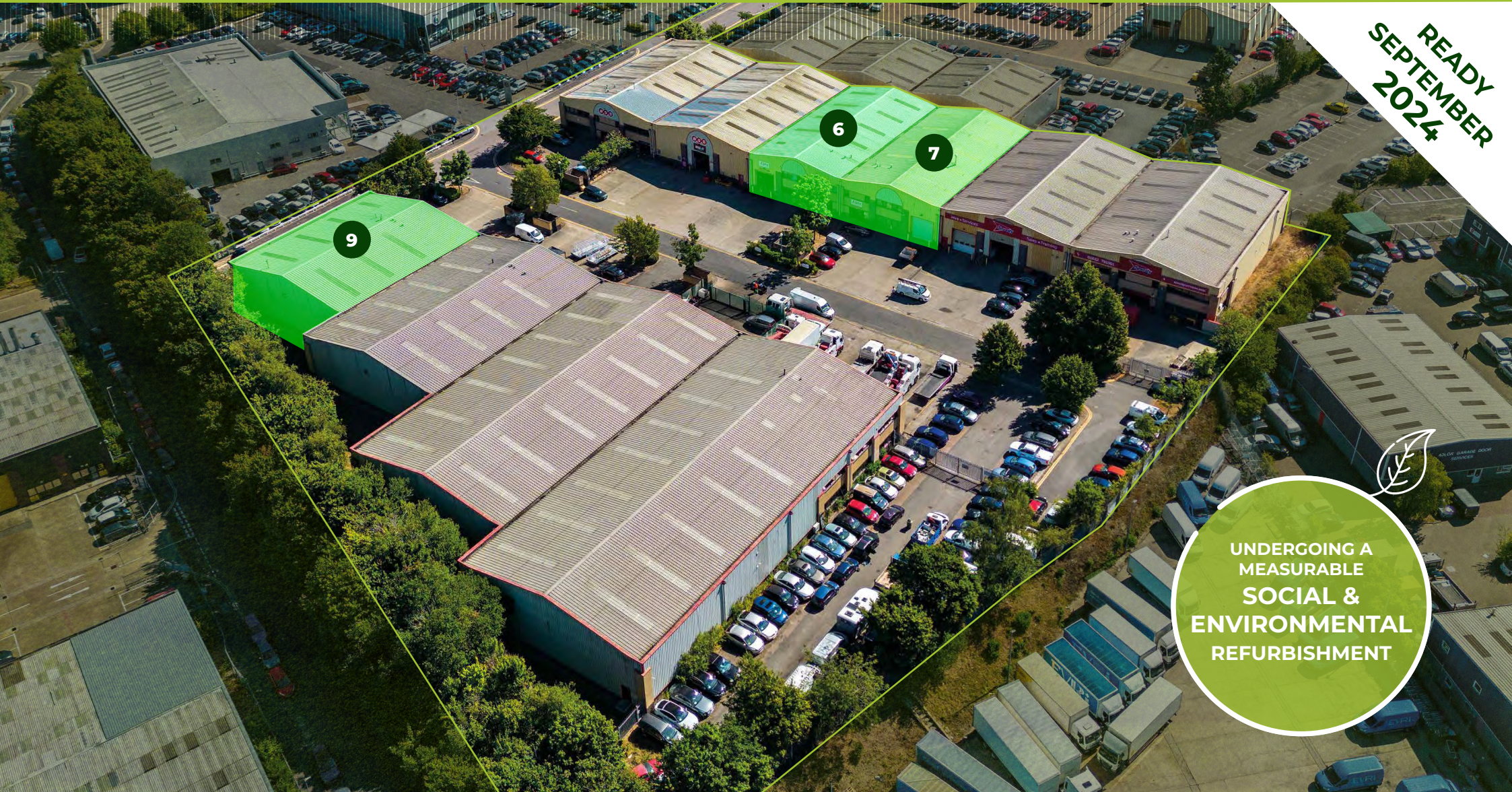


Units 6, 7 & 9
Euroway Trade Park Aylesford, Kent ME20 7UB



**READY
SEPTEMBER
2024**

**UNDERGOING A
MEASURABLE
SOCIAL &
ENVIRONMENTAL
REFURBISHMENT**

To Let - Fully Refurbished Industrial / Warehouse Units from 6,913 - 13,850 sq ft (642.2 - 1,286.7 sq m)

Transitioning to net zero

Orchard Street Investment Management are undertaking a comprehensive Low Embodied Carbon refurbishment to deliver market leading ESG credentials for planet conscious occupiers. The extensive refurbishment includes:



Targeting EPC
A+ Rating



Improved internal air
quality with Airscore
certification



Solar PVS
45 wkp capacity



Low Energy
LED Lighting



Air source heat pumps



EV charging points



New double glazed
windows



Cycle parking



Showers & lockers



Smart meters & plant
monitoring sensors



Enhanced landscaping
replacing grassland with native
species and tree planting



Insulation to
office walls



Units 6 & 7

Units 6 and 7 are mid terrace industrial units on the multi-let Quarrywood Industrial Estate at Aylesford. The units have a 6.1m eaves height with full height clad elevations beneath a steel pitched roof incorporating translucent roof lights. There is ample loading with a minimum of one roller shutter loading door, excellent circulation space and a generous parking provision. The units have office accommodation at ground and first floor levels.

ACCOMMODATION (GEA)

Unit 6	6,937 sq ft	644.5 sq m
Unit 7	6,913 sq ft	642.2 sq m
TOTAL	13,850 sq ft	1,286.7 sq m

EPC

To be reassessed on completion of the refurbishments. **Targeting A+.**



UNDERGOING A
MEASURABLE
SOCIAL &
ENVIRONMENTAL
REFINISHMENT

- Eaves 6.1m
- 100A three phase to each unit (69kVA power - subject to confirmation)
- 5 dedicated parking spaces per unit (more available subject to how the tenant uses the yard)
- 2 electric vehicle charging points per unit
- Electric roller shutter 4m (H) x 3.75m (W)
- 18m yard depth

Unit 9

Unit 9 is an end terrace industrial unit on the multi-let Quarrywood Industrial Estate at Aylesford. The unit has a 6.1m eaves height with full height clad elevations beneath a steel pitched roof incorporating translucent roof lights. There is ample loading with a minimum of one roller shutter loading door, excellent circulation space and a generous parking provision. The unit has office accommodation at ground and first floor level.

ACCOMMODATION (GEA)

Unit 9	7,378 sq ft	685.4 sq m
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EPC

To be reassessed on completion of the refurbishments. **Targeting A+.**



UNDERGOING A MEASURABLE SOCIAL & ENVIRONMENTAL REFINISHMENT

- Eaves 6.1m
- 200A three phase (138kVA power - subject to confirmation)
- 5 dedicated parking spaces (more available subject to how the tenant uses the yard)
- 2 electric vehicle charging points
- Electric roller shutter 4m (H) x 3.75m (W)
- 18m yard depth

*Unit prior to refurbishment

Location

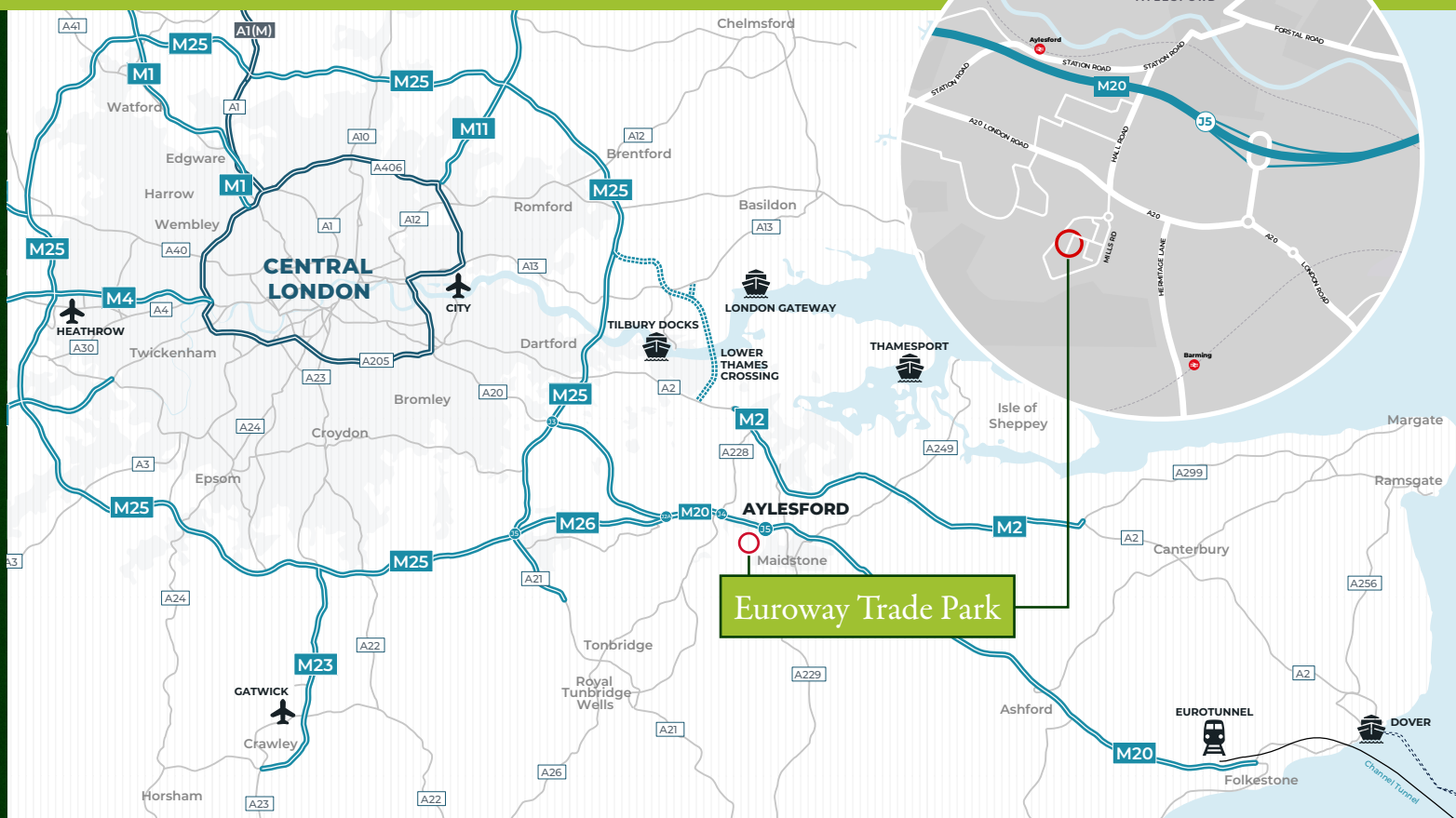
The property is situated on the Quarrywood Industrial Estate approximately 1.5 miles (2.5km) to the south of Aylesford and 3.3 miles (5.3km) north west of Maidstone, which is accessed via the A20 London Road. Junction 5 of the M20 is just 1 mile (1.6km) to the north east. The M20 connects to the M25 at J3 and J5 both within 18 minutes.

Transport links are easily accessible, with Gatwick, Heathrow and London City airports all situated within an hours drive. The Port of Dover is located 44 miles (71km) to the south east and the ports of Folkestone and Tilbury are both within a 45 minute drive.

Aylesford train station is just 1 mile away (1.6km) and Ebbsfleet International station is within a 30 minute drive.

[Open in Google Maps](#)

[///crunch.speeds.reason](http://crunch.speeds.reason)



	Distance (miles)	Time (mins)
A20	0.2	1
M20 Junction 6	0.3	2
A228	2.9	7
Maidstone Town Centre	3.5	14
M2 Junction 3	5.6	10
M25 Junction 3 & 5	16	18
Dartford Crossing	23	42



	Distance (miles)	Time (mins)
Barming Station	1.2	4
Aylesford Station	1.3	4
Ebbsfleet Station	18	30
Euro Tunnel	35	39
Folkestone Freight Terminal	36	45



	Distance (miles)	Time (mins)
City Airport	34	45
Gatwick Airport	38	35



	Distance (miles)	Time (mins)
Port of Sheerness	20	33
Port of Dover	43	51

Units 6, 7 & 9 Euroway Trade Park Aylesford, Kent ME20 7UB



To M25 (16 miles)

London (35 miles)

To Folkstone (36 miles)

M20

A20

A228

XPOLogistics

LINK 20 BUSINESS PARK

PANATTONI PARK DEVELOPMENT

M20

FedEx

AYLESFORD STATION

A20

TESCO

Euroway Trade Park

WOLSELEY

PRIORY PARK

BSS

SOUTH AYLESFORD RETAIL PARK

To J5 (0.2 miles)

BRITANNIA BUSINESS PARK

SKODA

VW

TILES PLUS

SCREWFIX

Sainsbury's

Speedy Hire

LAND-ROVER

JAGUAR

B.M.W.

ALDI

In good company

HSS Hire

REXEL

lenham STORAGE

BARMING STATION (0.5 mile)

Units 6, 7 & 9 Euroway Trade Park

Quarry Wood, Aylesford, Kent ME20 7UB



TENURE

The property is available to let on full repairing and insuring terms at an initial rent exclusive of all other outgoings. Rent on application.

RATES

For information regarding business rates please visit ww.gov.uk.

SERVICE CHARGE/OTHER OUTGOINGS

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

PLANNING

E/B2/B8 units.

HOURS OF USE

24/7/365

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

By appointment, please contact the sole agent:



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