



**DETACHED WAREHOUSE UNIT
ON A SELF-CONTAINED SITE TO LET
23,736 sq ft (2,205.11 sq m)**

**UNIT 2/3
LINK 20
BELLINGHAM WAY
AYLESFORD
KENT ME20 6SP**



DESCRIPTION

The property was constructed in 2001 and sits at the entrance to the estate. It is a self-contained industrial/warehouse unit of steel frame clear span construction with brick and metal cladding elevations, with office and staff amenities at ground and first floor. The unit benefits from a number of key features, including:

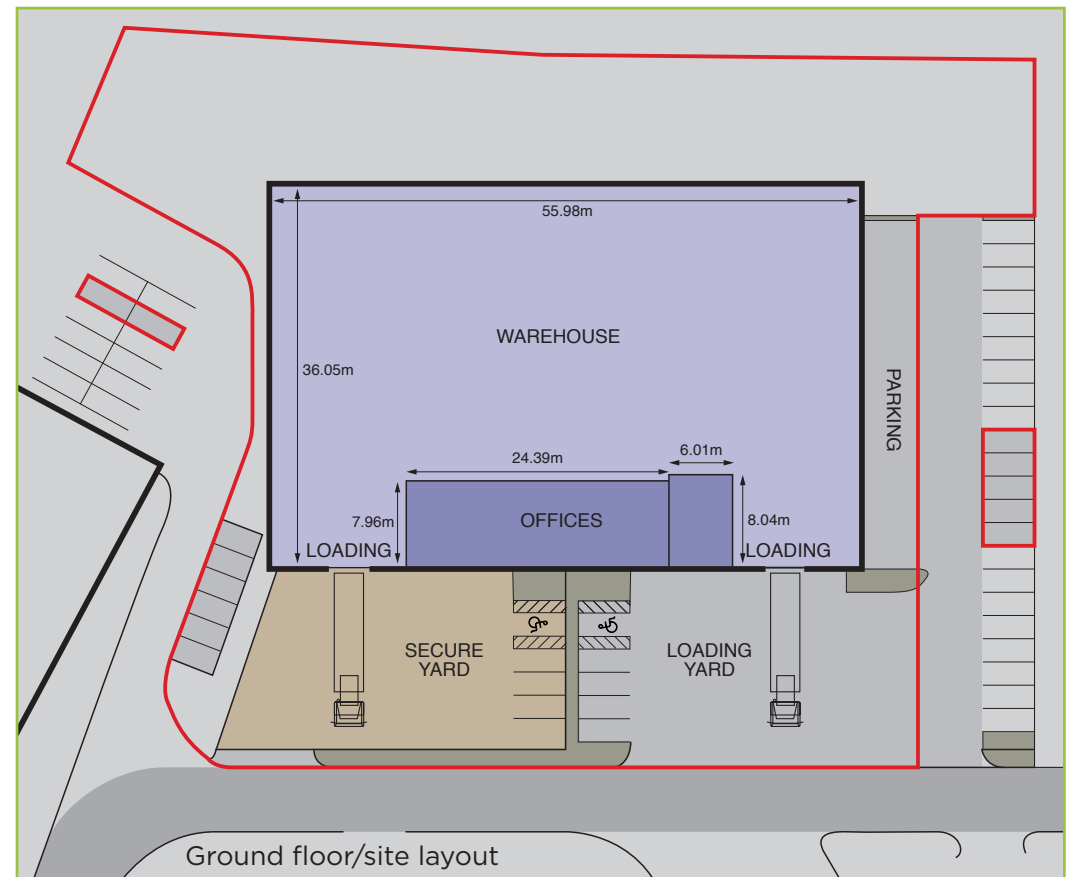
- 6.59m eaves rising to 10m at the apex
- 2 full height loading doors
- Secure yard
- Office accommodation
- Heating and lighting throughout
- 23 car parking spaces



2/3

ACCOMMODATION

Ground floor	21,738 sq ft	2,019.50 sq m
First floor	1,998 sq ft	185.61 sq m
Total	23,736 sq ft	2,205.11 sq m



UNIT 2/3 • LINK 20 • BELLINGHAM WAY • AYLESFORD • KENT ME20 6SP



LOCATION

Link 20 sits within the established New Hythe Business Estate and within 1.5 miles of M20 junction 4 via the A228 which also links with the M2 junction 2. The estate supports excellent access to the well-established local and regional markets of Maidstone, the Medway Towns as well as the M25 and national motorway network, Channel Tunnel and Ports.

DRIVE TIMES

	mins	miles
New Hythe Station	3	1
M20 J4	6	1.5
Maidstone	16	7.7
M25 J3	22	15
Sevenoaks	31	13.4
Dartford Tunnel	31	21
Eurotunnel Terminal	44	37

Source: Google maps



Sat Nav ME20 6SP

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

Available upon request.

RATEABLE VALUE

Interested parties should satisfy themselves in this regard.

VIEWING

For further information please contact the sole agent:

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