TO LET

Open Storage Yard

0.8 Acres (0.32 Hectares)

PLOT 9 INVICTA PARK

New Hythe Lane, Aylesford, Kent, ME20 7FG



- **Secure self-contained yard**
- **Fenced and gated**
- **Mains power and water supplies**
- **Hardstanding by way of reinforced concrete surface**

KEMSLEY LLP
PROPERTY CONSULTANTS
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Kemsley LLP 46 New Broad Street, London, EC2M 1JH







LOCATION
The property is located on New Hythe Lane, Aylesford, within Invicta Park at the wider New Hythe Business Park. It benefits from excellent connectivity, being close to the M20 (Junction 4) with easy access to London, the Channel ports, and the motorway network. Strong rail links include New Hythe station 0.3 miles away and Aylesford station approximately 1.2 miles.

The area is an established commercial hub, adjacent to Panattoni Park Aylesford and occupiers including Tesco, Amazon, Culina, Evri, and DHL.

DESCRIPTION
The site comprises a substantial hardstanding area, formerly part of the Aylesford Newsprint facility, which has since been fully demolished and levelled. The site is currently undergoing significant upgrades, including surfacing, secure perimeter fencing, and the installation of mains services.

The overall site has been split into self-contained plots with gated access, laid to reinforced concrete. Access is via a single secure entrance and there are no restrictions on operating hours.

ACCOMMODATION
Site areas are approximate and have been provided by our client, as follows:

Plot 9:	0.8 Acres (0.32 Hectares)
Total	**0.8 Acres (0.32 Hectares)**

The above site areas are approximate and have been provided by our client.

TENURE
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
Interested parties are advised to make their own enquiries.

SERVICE CHARGE
A service charge is applicable. Further details on application.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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Ref: AR5044/BC 08.26

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