Larkfield Trading Estate

BR INDUSTRIAL TRUST

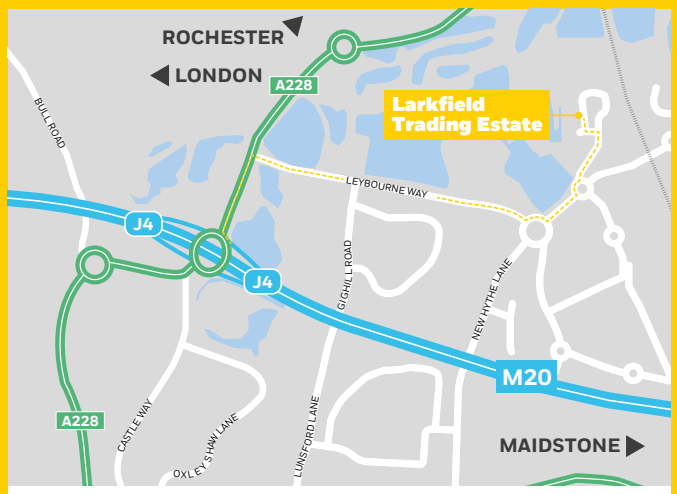
Modern Industrial / Warehouse Unit

6,846 sq ft (636 sq m)

Unit A5 - To Let

New Hythe Lane
Aylesford, ME20 6SW





what3words: rooster.poses.tablet
www.what3words.com

LOCATION

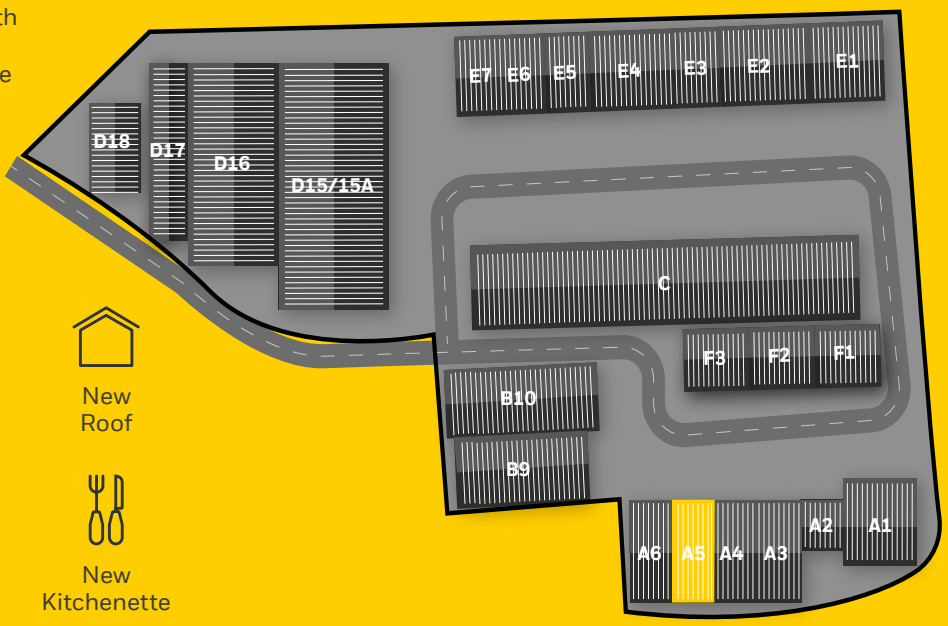
The property is situated on the established Larkfield Trading Estate off New Hythe Lane in Aylesford which is to the north west of Maidstone and only 1.5 miles from junction 4 of the M20. This is a strategic location for both industrial and distribution occupiers and offers rapid communication to the national motorway network, London, the M25, Channel Ports and Tunnel. Other major occupiers In the New Hythe industrial area include TNT, Menzies Distribution, Amazon, Yodel, SIG and DFS.

COMMUNICATIONS

ROAD	MILES
M20 (J4)	1.5
M25 (J3)	14 .9
Central London	35.5
Tilbury Docks	30.3
Gatwick	34.7
Port of Dover	46.5

LARKFIELD TRADING ESTATE

The available unit is of steel construction with part brick / blockwork and part lined profile metal elevations under a pitched lined profile roof incorporating roof lights. There is 1 full height loading doors to the front accessed from the large yard area which provides parking for cars and HGVs. The unit benefits from 6m eaves, 3 phase power and separate male and females WCs.



LED Lighting

New Insulated Sectional Loading Door

New Roof

EPC B

EV Charging Point

New Kitchenette



UNIT A5	SQ FT	SQ M
Warehouse / Ancillary Areas	6,846	636
TOTAL	**6,846**	**636**

TERMS

The unit is available by way of new leases on terms to be agreed.

EPC

EPC B.

RENT

Upon Application.

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