UNIT 1

INVICTA RIVERSIDE

NEW HYTHE BUSINESS PARK // AYLESFORD // KENT // ME20 7FG

UNDERGOING REFURBISHMENT



TO LET

91,986 SQ FT (8,545 SQ M)

GRADE A REFURBISHED INDUSTRIAL / LOGISTICS UNIT

- Separate secure yards
- 11.5 m clear internal height
- 8 dock loading doors
- 2 surface level loading doors
- 72 car parking spaces
- VRV comfort cooling & heating systems
- Raised carpeted floors
- EPC A
- 40m yard depth
- 15% roof lights
- FM2 level floor loading: 50 KN/m²

DESCRIPTION

The property was 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 secure, fenced yard and separate car parking area. There are offices at first floor level with kitchen, VRV comfort cooling and heating, raised floors and carpeting.

ACCOMMODATION

Warehouse	86,553 sq ft	8,040 sq m
Offices	5,433 sq ft	505 sq m
TOTAL (GEA)	**91,986 sq ft**	**8,545 sq m**

All areas are GEA



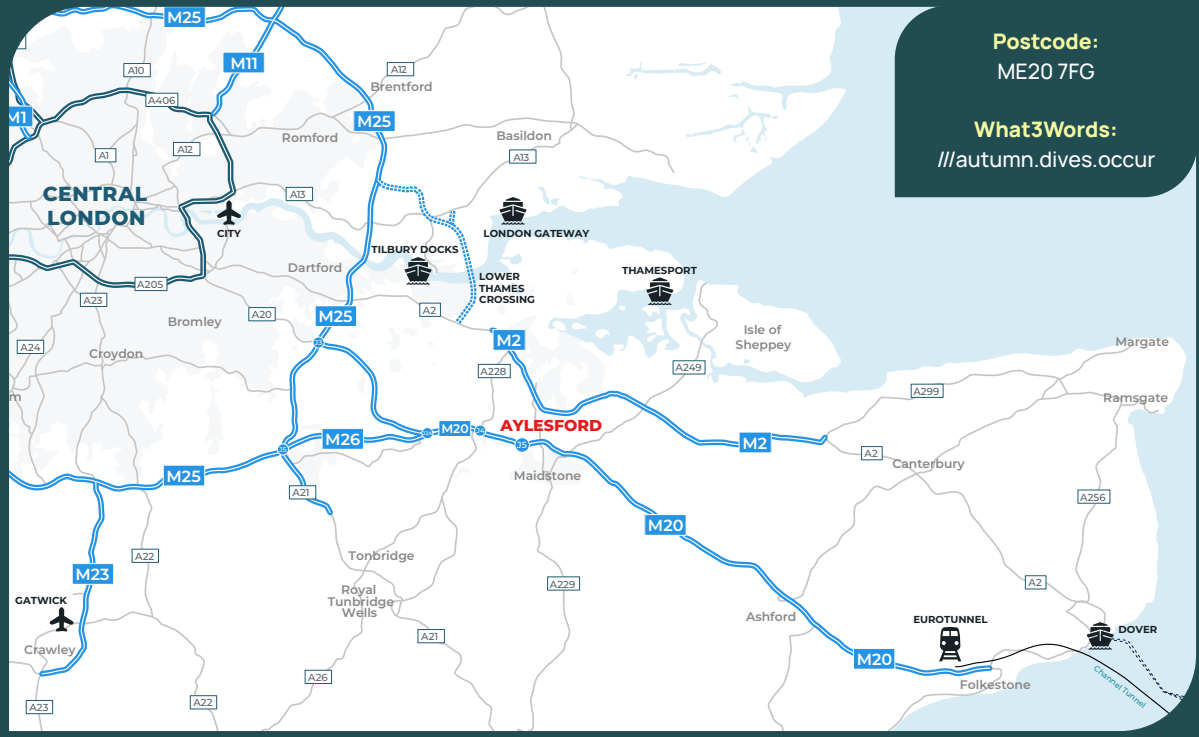
LOCATION

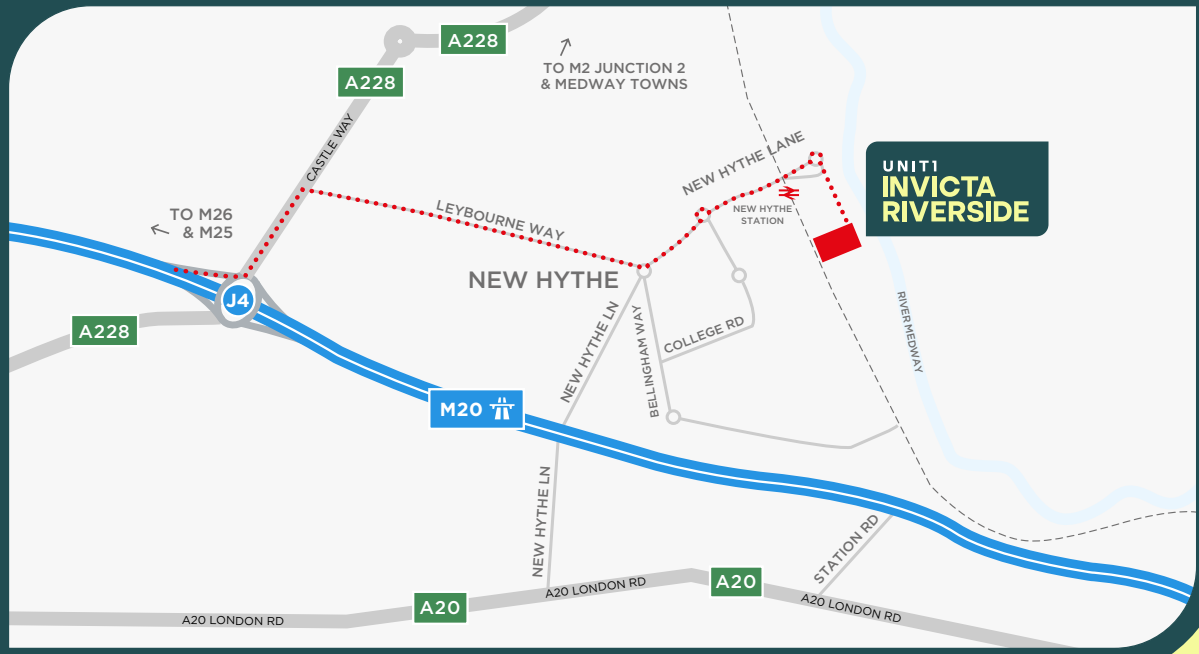
The unit forms part of the well-established New Hythe Business Park that is strategically located within 2 miles of J4 M20 providing excellent access to the Kent ports to the east and J3 & 5 of the M25 15 miles to the west and the wider M25 network.

The site is accessed from New Hythe Lane on the New Hythe Business Park, a well established industrial / distribution area to the north west of Maidstone.

New Hythe railway station adjoins the site and provides regular passenger services to Maidstone West, Paddock Wood, Tonbridge and – via Strood – to Stratford International, London Bridge and London St Pancras.

Local occupiers include Amazon, DHL, Evri, Allsaints, Whirlpool, Brakes Group and Kent Commercial Services.





CONNECTIONS

	Miles
M20 Junction 4	2
M2 Junction 2	8
M25 Junctions 3 & 5	15
Ebbsfleet Int'l Station	16
Dartford Crossing	21
Central London	33

	Miles
Gatwick Airport	37
Folkestone	40
Dover	46
Stansted Airport	58
Heathrow Airport	60

Source: Google Maps


M25 12 miles
J4
M20
LEYBOURNE WAY
TESCO extra
NEW HYTHE LANE
SIG
amazon
fowler welch
EVRi
YODEL
FedEx
EUROCAR PARTS
www.eurocarparts.com
NEW HYTHE STATION
brakes
UNIT 1
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TERMS

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

SERVICE CHARGE

There will be a service charge levied for the upkeep of the estate. Further information is available on request.

RATEABLE VALUE

Interested parties are to make their own enquiries with Tonbridge & Malling council.

VAT

VAT is applicable at the prevailing rate.

RENT

On application.

VIEWINGS

By appointment through the joint sole agents.



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