



SHW

**MAKING
PROPERTY
WORK**

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TO LET

OFFICE – 12,355 SQ FT (1,147.78 SQ M)

Eden House, 454 New Hythe Lane, Larkfield, Aylesford, ME20 7UH

DESCRIPTION

The accommodation comprises mainly cellular office, research/production, storage and ancillary space, the building being effectively split into two wings with access to both from the main central lobby. There are two main sets of WCs, and kitchen/staff facilities situated throughout the building. A large roller shutter gives vehicular access for deliveries etc into a separate storage area to the rear of the premises. Externally there are over 100 car parking spaces in various bays along with additional space for turning, waiting and loading; all set within secure landscaped grounds.

LOCATION

The property is located within the developing New Hythe Business Park, which is located towards the northern end of New Hythe Lane. Other occupiers within the area include Aylesford Newsprint, Brake Brothers and Whirlpool. New Hythe railway station is very close by, and Junction 4 of the M20 is about 2km distant via New Hythe Lane and Leybourne Way.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Office	12,355	1,147.78

AMENITIES

- Flexible lease terms and office space available
- Securely fenced site
- Modern purpose-built facility
- Air conditioned
- Electronic security system

RENT

On application.

TERMS

The property is available to let on full repairing and insuring terms.

RATES

Interested parties are advised to make their own enquiries with the local authority.

VAT

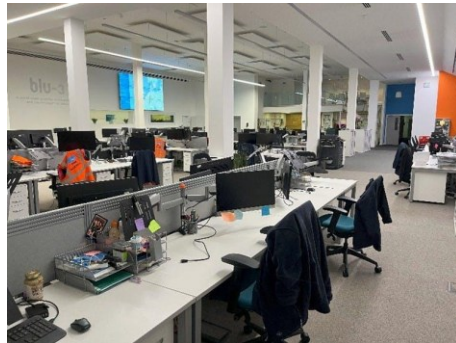
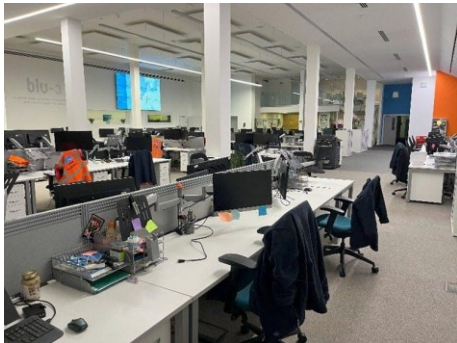
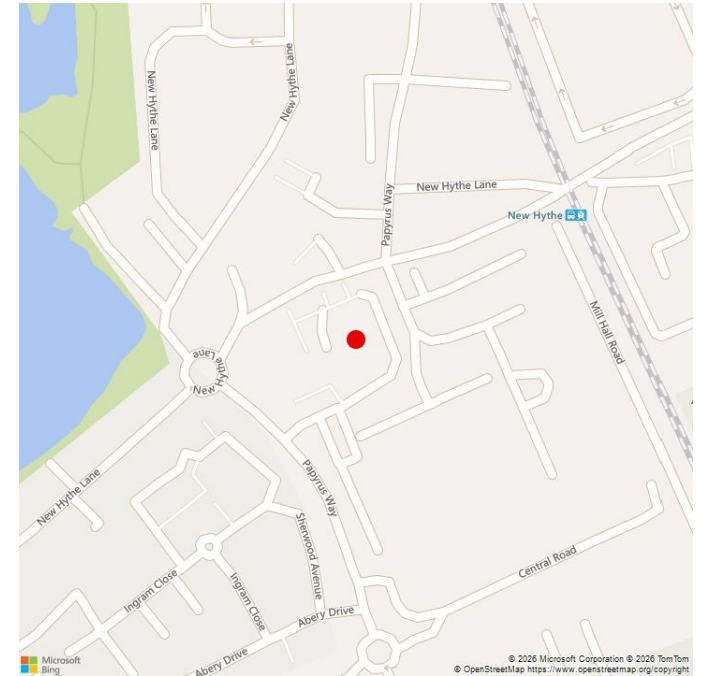
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 01322 285588**

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