Larkfield Trading Estate

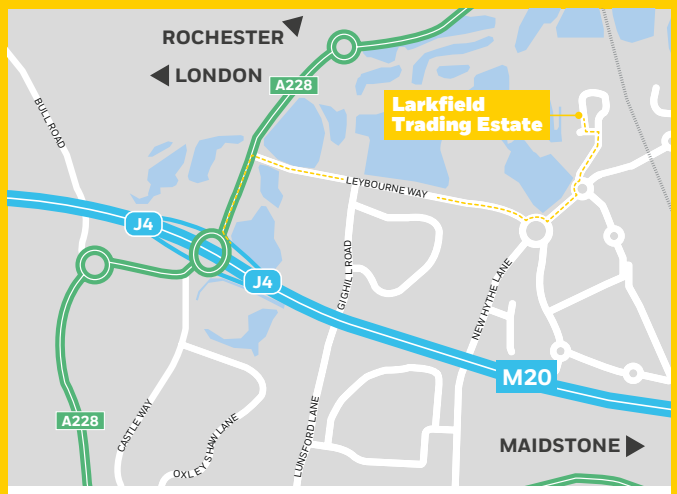
BR INDUSTRIAL TRUST

Industrial / Warehouse Units

7,027 sq ft - 16,114 sq ft
Unit F1 & F2-F3 - To Let

New Hythe Lane
Aylesford, ME20 6SW





what3words: obstinate.torch.frock
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

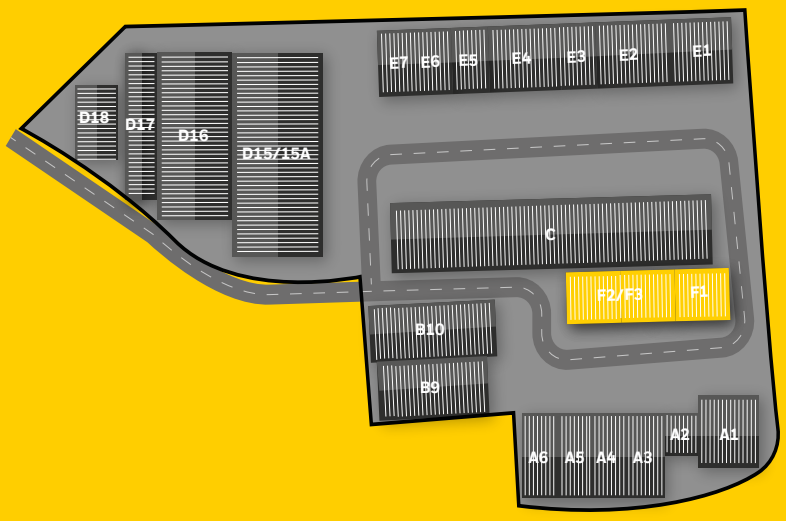
The available units are of steel construction with part brick / blockwork and part lined profile metal elevations under a pitched lined profile roof incorporating roof lights. There are 3 full height loading doors to the front (1x on F1 and 2x on F2/F3) accessed from the large yard area which could be fenced provides parking for cars and HGVs. The units benefit from 5.5m eaves, 3 phase power and separate male and females WCs.

LED Lighting

3 Full Height Loading Doors

5.5m Eaves Height

Undergoing Refurbishment



	F1	F2/F3
Warehouse	5,147	8,261
Ground Floor	1,021	413
First Floor	859	413
TOTAL	**7,027**	**9,087**

TERMS

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

EPC

Upon Application.

RENT

Upon Application.

SHW SHW.CO.UK
01322 285588

Tom Booker
07584 237141
tbooker@shw.com

Toby Coldbreath
07947 373875
tcoldbreath@shw.com

caxtons Commercial Agency
01622 234886
caxtons.com

Mark Coxon
07969 973 809
mcoxon@caxtons.com

Peloton Real Estate

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