

23
&

Warehouse/Industrial Unit

10,910 to 21,861 sq ft (1,013.57 to 2,030.95 sq m)

To Be
Refurbished

Unit 2&3
Burnt Ash
Trade Park

Quarry Wood
Aylesford
ME20 7XB



To Let

- Full height loading door
- 7 metre eaves height
- 3 phase power
- EPC Rating : Targeting B

Description: These terraced units are of steel portal frame construction with part brick / blockwork and part lined profile metal cladding under a single pitched insulated roof incorporating translucent roof lights.

There are 2 storey offices to Unit 3 and ground floor offices with mezzanine above to Unit 2.

Location: Burnt Ash Trade Park forms part of the Quarry Wood Industrial Estate and is situated at the northern end of Mills Road close to South Aylesford Retail Park, Sainsburys superstore and several car dealerships. Other occupiers on the estate include Rubix, Carpets4Less, EPMS, Lancaster UK, Screwfix and Rexel. The property is approximately 1 mile from Junction 5 of the M20 which provides good links to the national motorway network, London and the Channel Tunnel / Ports.

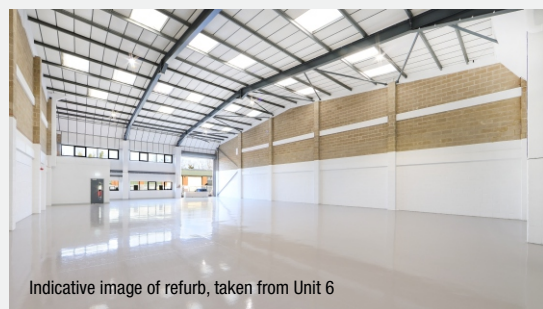
Accommodation: The accommodation comprises the following approximately GIA area:

Unit 2	
Ground Floor	9,768 sq ft
Mezz Floor	1,183 sq ft
TOTAL	10,951 sq ft

Unit 3	
Ground Floor	9,772 sq ft
First floor office	1,138 sq ft
TOTAL	10,910 sq ft



Indicative image of refurb, taken from Unit 6

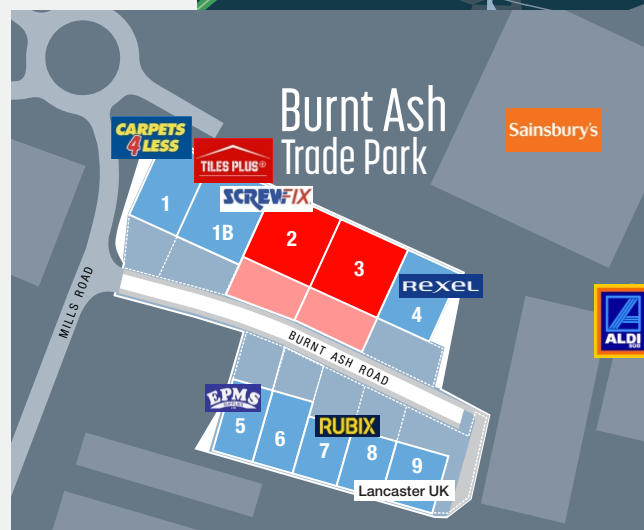


Indicative image of refurb, taken from Unit 6

Terms: The units are available to let individually or combined on full repairing and insuring terms.

Rateable Value: £202,000 for Unit 2 & 3 combined with effect from 1 April 2026. Interested parties are however advised to make their own enquiries with the local authority.

Service Charge: The service charge is levied by the landlord to cover the cost of maintenance of the estate.



VAT: Applicable **Legal Fees:** Each party to bear their own costs
EPC Rating: Targeting B.

Viewing & Further Information

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