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TO LET

INDUSTRIAL AND WAREHOUSE – 6,485.15 SQ FT (602.49 SQ M)

Unit 3C, Deacon Industrial Estate, Forstal Road, Aylesford, Kent, ME20 7SP

DESCRIPTION

A purpose-built end-terrace unit of steel portal frame construction with profile steel cladding and brickwork elevations with an eaves height of 6.2m rising to 7.6m. The units have 2-storey office accommodation to the front and benefit from a substantial concrete forecourt, with the availability to be made secure. The property is available by way of sub-lease or assignment for the remainder of the existing term. The property features an option to retain the existing mezzanine storage and office floor adding an approximate 1,041.84 sq ft.

LOCATION

Maidstone is located 35 miles south east of London and 40 miles west of the Channel Ports. Deacon Trading Estate is situated approximately 1 mile west of junction 6 of the M20 motorway and is therefore highly accessible to the national motorway network.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	5,319.53	494.20
GF/FF Office	1,165.62	108.29
TOTAL	**6,485.15**	**602.49**

	SQ FT	SQ M
Mezzanine Office	740.34	68.78
Mezzanine Storage	301.5	28.01
TOTAL	**1041.84**	**96.79**

AMENITIES / OPPORTUNITY

- 6.2mm minimum eaves height.
- Electric loading door.
- Substantial concrete forecourt.
- 2 storey office.

RENT

On application.

VAT

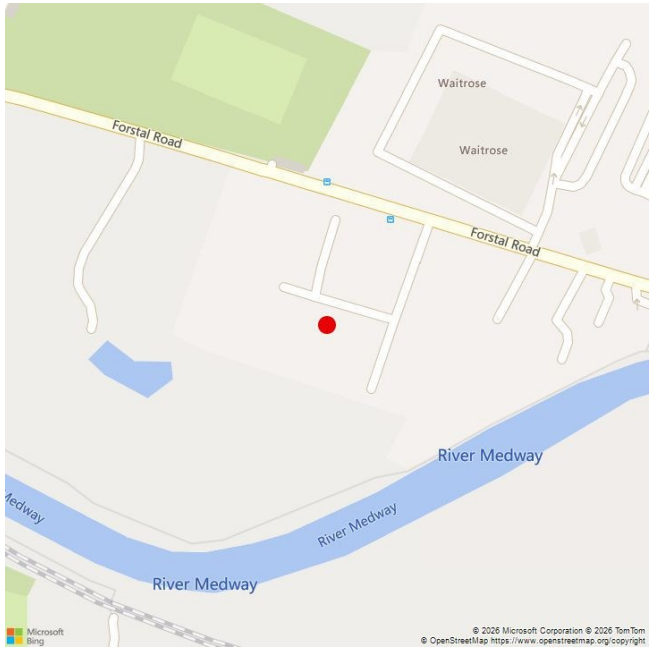
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.







VIEWINGS – 01322 285588

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