



UNITS F1 & F2 **SHELDON WAY**

Larkfield | Aylesford | Kent | ME20 6SE

ADJOINING WAREHOUSE UNITS 16,340 – 38,210 SQ FT

UNIT F2
16,340 SQ FT

**Unit F2
NEWLY REFURBISHED
(WITH NEW ROOF)**

UNIT F1
21,870 SQ FT

TO LET/FOR SALE





UNITS F1 & F2
SHELDON WAY

M20

J4



1.5 MILES FROM **JUNCTION 4 OF THE M20**



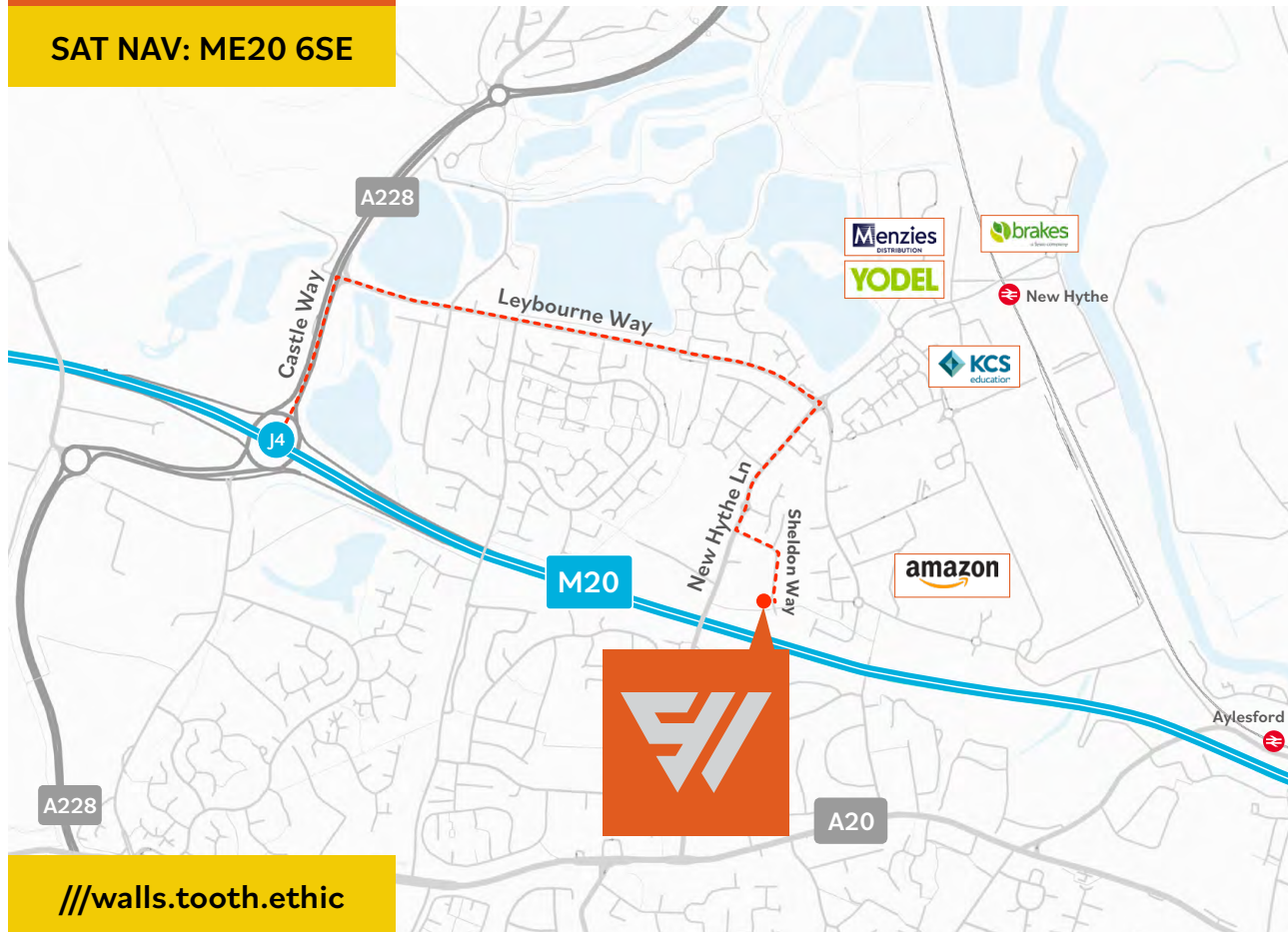
UNITS F1 & F2
SHELDON WAY

SAT NAV: ME20 6SE

Location

The premises are situated close to the New Hythe Business Park in Aylesford. The estate is approximately 1.5 miles from junction 4 of the M20 via New Hythe Lane and Leybourne Way providing quick and easy access to the M25, the national motorway network, the Channel Tunnel and ports to the South.

Other occupiers within the area include Amazon, Yodel, Brake Brothers, Menzies Distribution, KCS and Whirlpool.



Accommodation (GIA)

Unit F1	sq ft	sq m
Warehouse	16,114	1,497.0
Warehouse Extension	1,624	150.9
Ground Floor Offices	2,090	194.2
First Floor Offices	2,043	189.8
Total	21,871	2,031.9

Unit F2	sq ft	sq m
Warehouse	15,525	1,442.3
Office	815	75.7
Total	16,340	1,518.0

COMBINED TOTAL	38,211	3,549.9
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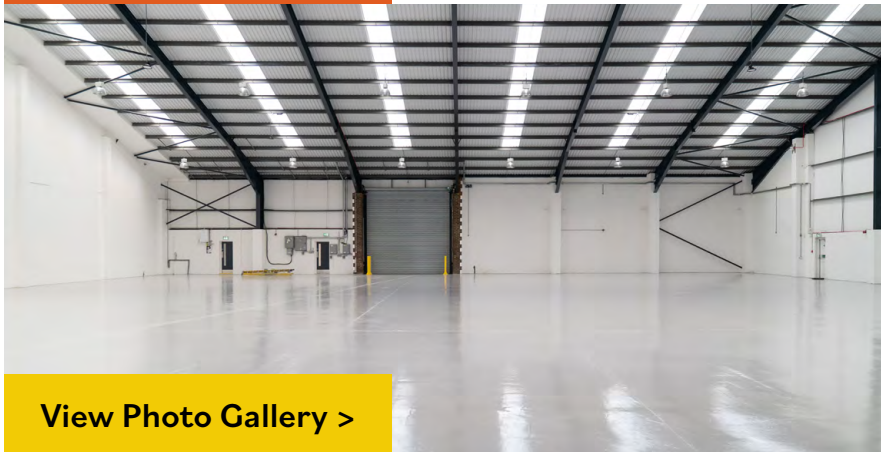
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UNITS F1 & F2
SHELDON WAY



Images show refurbished Unit F2



[View Photo Gallery >](#)



Description

Units F1 and F2 are modern semi-detached warehouse units with front loading and a secure yard with internal eaves heights of 6.2m. There are ground and first floor offices to Unit F1 and ground floor offices to F2.

- The units can be let separately or together.
- F2 benefits from complete refurbishment with a new roof.
- The yard is completely enclosed. with an enclosed yard.
- Both F1 and F2 are available for sale as a whole.



UNITS F1 & F2
SHELDON WAY

Terms

The property is available to let on full repairing and insuring terms or for sale. POA.

Service Charge

Service charge is payable, although this may not apply to a letting of the whole.

EPC

B-rated.

Rates

The Rateable Value is to be assessed.

Viewings

Viewing strictly by prior appointment via the sole agents:



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