# Larkfield Mill

## Bellingham Way, Aylesford, ME20 6SQ

## Warehouse | 9,817 ft²

- Unit 1a & 1b to be refurbished
- Close to M20 and New Hythe Station
- 6 - 8.25 m eaves height
- Secure fenced and gated yards
- Level access loading doors
- EV charging at unit 3



# Location & Connections

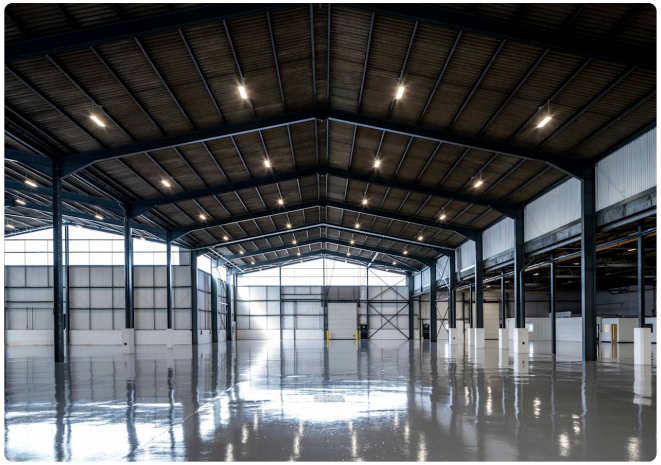
Larkfield Mill is located off Bellingham Way at the New Hythe Business Park in Aylesford. The estate is easily accessible from the M20, providing direct access to the M25 and national motorway network, the Channel Tunnel and ports to the south.

There are 5 bus routes linking to Maidstone, Kings Hill & Snodland, Addington, Burnham and Larkfield. The Centre of Maidstone is 30 minutes by bus. New Hythe and Aylesford stations served by Southeastern Trains on the Medway Valley Line provide a direct service to the main interchanges at Strood and Tonbridge for London connections to St Pancras and Charring Cross respectively. Strood offers peak time high speed services into St Pancras in just over 30 minutes and Thameslink services through to Luton.







## Description

Unit 1a & 1b is to be refurbished and offers a 2-bay steel framed industrial/warehouse unit with profile steel clad elevations benefiting from a large secure private yard. Clear internal heights are 7m and 8m to the respective bays and the unit will benefit from a ground floor office area of c. 2,855 sq ft.

Unit 3 offers a refurbished 3 bay steel framed industrial/warehouse unit with profile steel clad elevations and high-level translucent panels in part. Occupying a corner location the unit benefits from dual secure private yard areas. Clear internal heights are 8.25m to the 2 main bays and 6 meters in the remainder. There is a refurbished ground floor office area with tea point to the front of the building plus WC facilities, comms room and operational office areas accessed from the warehouse.

## Further information

**EPC**
Units 1a & 1b: C, Unit 3: B

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing


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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | EPC |
|---|---|---|---|---|
| Unit 1b | Warehouse | 9,817 | Under offer | |
| Total | | 9,817 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly


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