LAND AT STATION ROAD
STATION ROAD, AYLESFORD, KENT, ME20 7QR

TO LET: £50,000 PER ANNUM

EST 1900

Lambert & Foster

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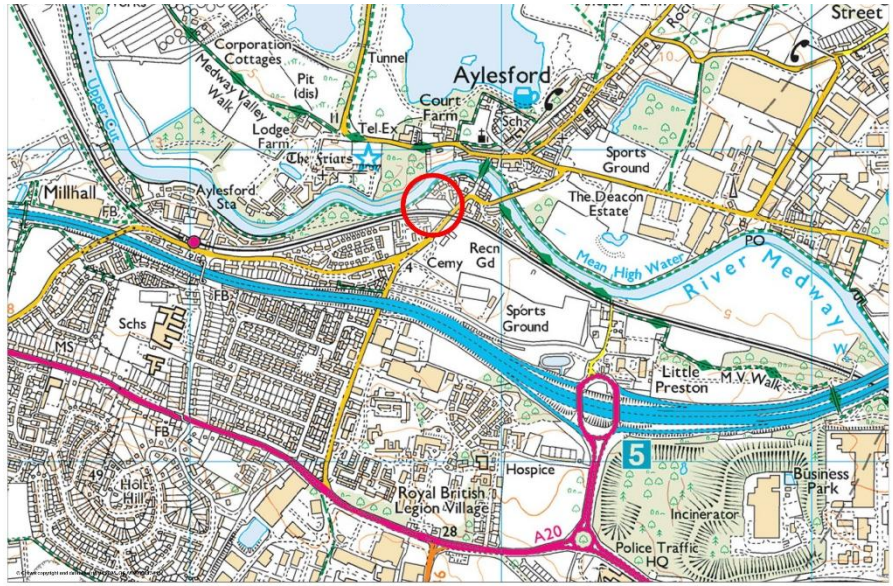
An opportunity to let a 1.2 acre fenced site for open storage use, situated in an accessible area, near the centre of Aylesford Village.



DESCRIPTION

The site extends to approximately 1.2 acres (0.5 hectares), with around 0.7 acres (0.3 hectares) of level ground. Towards the boundaries of site are mature trees with the site itself securely enclosed by a vertical close board fence. Vehicular access is via a metal double gated entrance off Station Road. The site has a hardcore surface though currently overgrown.

SITUATION

The land at Station Road is located close to the centre of Aylesford village, on the immediate north side of the railway line adjoined by residential development to the north and the River Medway to the west,.

DIRECTIONS

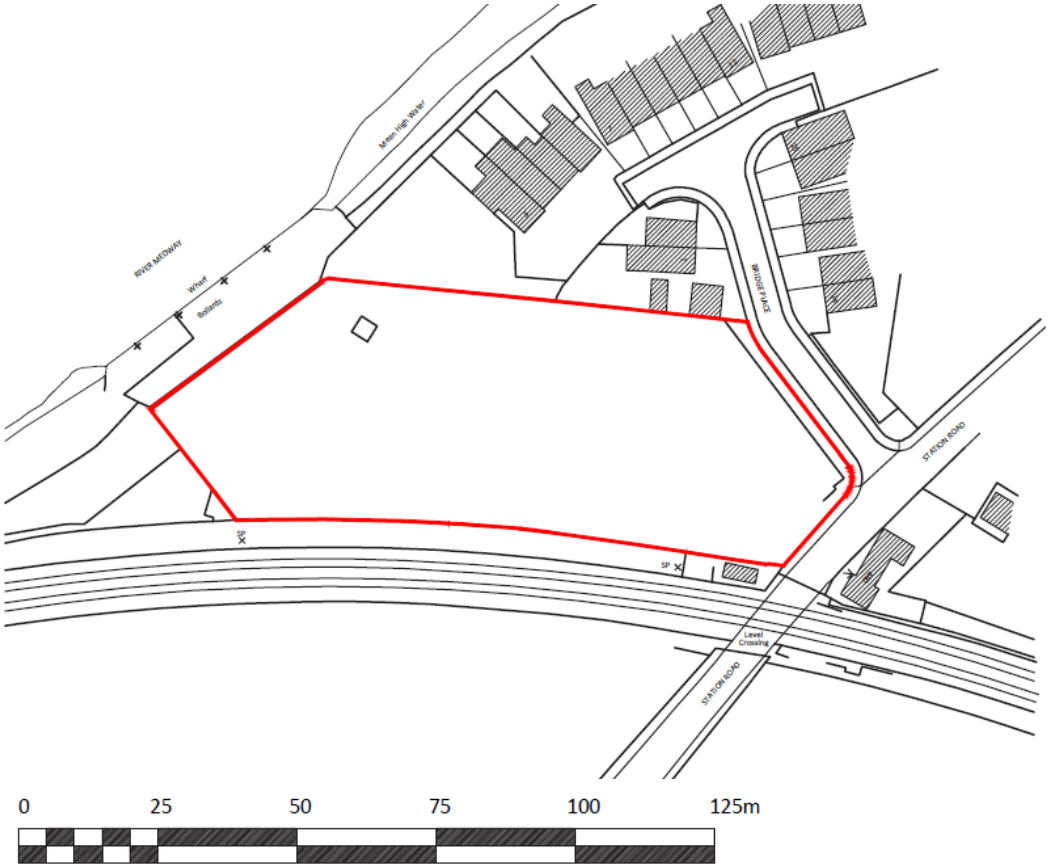
Turn off the M20 at Junction 6, taking the third exit at the roundabout onto the A20 westbound. Take the first right onto Hall Road and at the end of the road turn right onto Station Road. The entrance to the site is around 220m ahead to the right (immediately after the level crossing).

Alternatively, the land can be accessed from the A229 via Rochester Road or Forstal Road which connect to Station Road.

From Aylesford Railway Station, the site is a 10 minute walk east.

SITE PLAN

For identification purposes only.



SITE AREA:

	acres	hectares
Total	**1.2**	**0.49**

TENURE: Leasehold

TERM: Available immediately on a short-term lease for open storage use.

DEPOSIT: Equivalent to three months' rent

GENERAL:

Services and Utilities: None

Rateable Value: The property is not currently rated but any rates charged will be the responsibility of the tenant

Local Authority: Tonbridge and Malling Borough Council

What3words: ///hedgehog.swipes.voucher

Each party to pay their own legal fees.

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

Email: ellie.chappell@lambertandfoster.co.uk

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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