UNIT 1

# INVICTA RIVERSIDE

NEW HYTHE BUSINESS PARK // AYLESFORD // KENT // ME20 7FG

**UNDERGOING REFURBISHMENT**



## TO LET

## 91,986 SQ FT (8,545 SQ M)

GRADE A REFURBISHED INDUSTRIAL / LOGISTICS UNIT

- Separate secure yards
- 11.5 m clear internal height
- 8 dock loading doors
- 2 surface level loading doors
- 72 car parking spaces
- VRV comfort cooling & heating systems
- Raised carpeted floors
- EPC A
- 40m yard depth
- 15% roof lights
- FM2 level floor loading: 50 KN/m²

## DESCRIPTION

The property was constructed in 2016 on the New Hythe Business Park, and comprises a modern high spec detached self-contained industrial/warehouse unit of steel portal frame construction with a fully secure, fenced yard and separate car parking area. There are offices at first floor level with kitchen, VRV comfort cooling and heating, raised floors and carpeting.

## ACCOMMODATION

| | | |
|---|---|---|
| Warehouse | 86,553 sq ft | 8,040 sq m |
| Offices | 5,433 sq ft | 505 sq m |
| **TOTAL (GEA)** | **91,986 sq ft** | **8,545 sq m** |

All areas are GEA



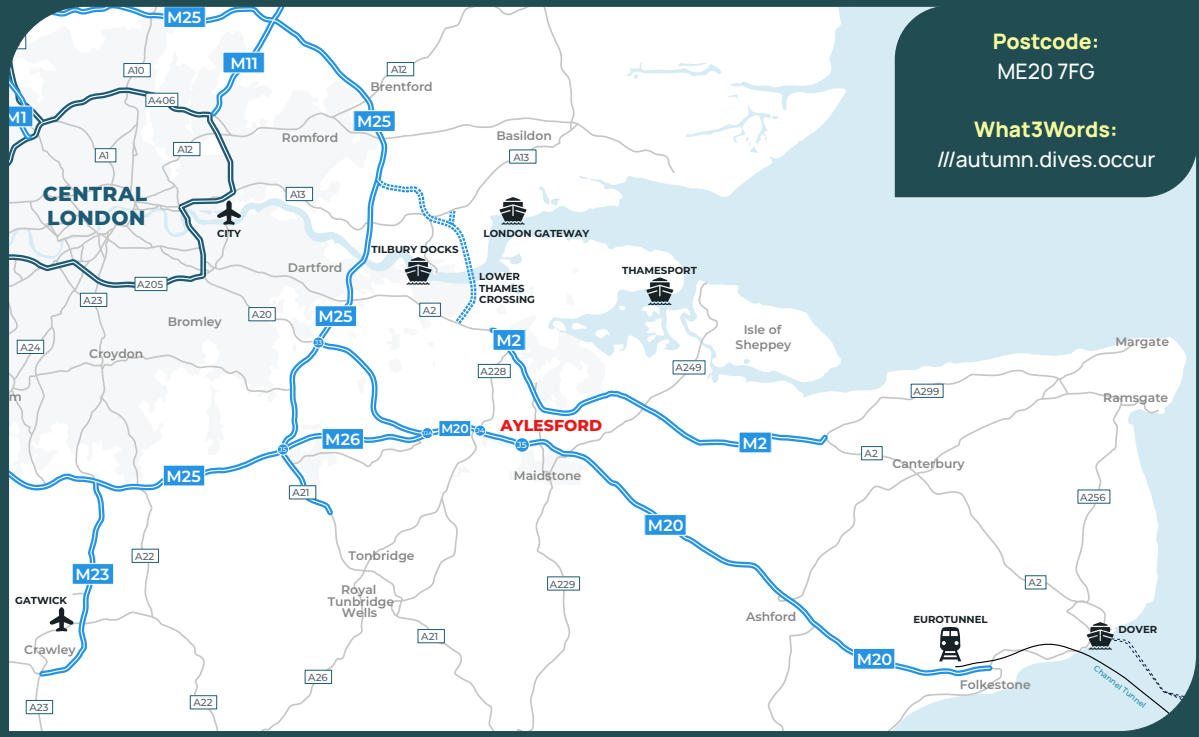
## LOCATION

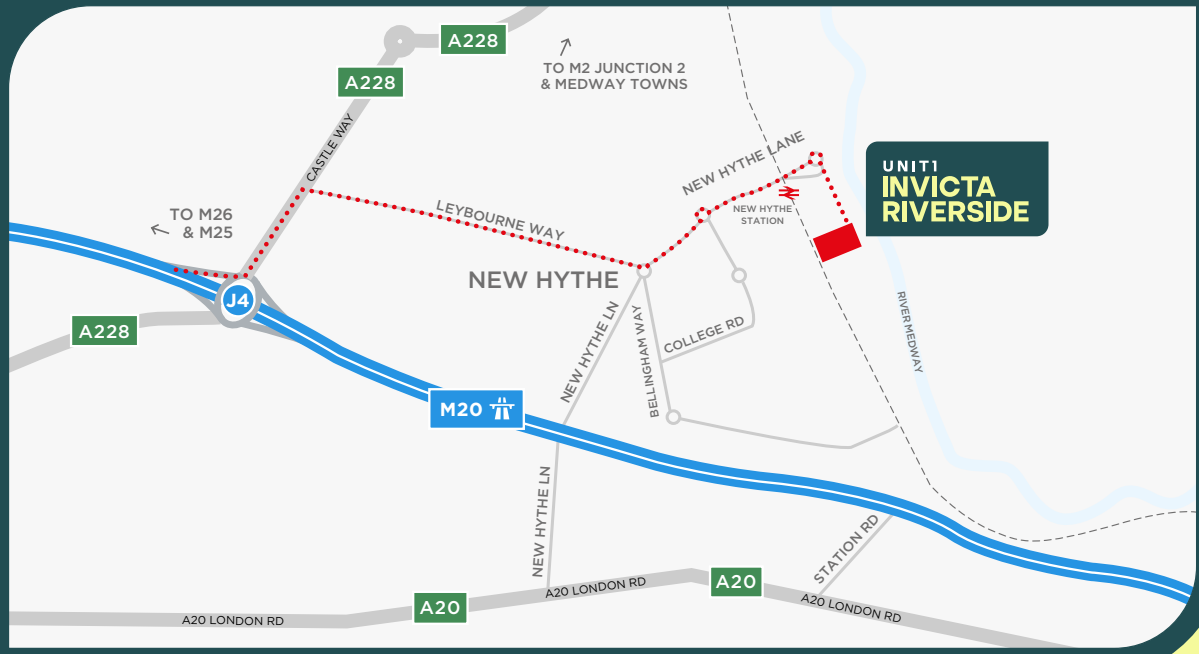
The unit forms part of the well-established New Hythe Business Park that is strategically located within 2 miles of J4 M20 providing excellent access to the Kent ports to the east and J3 & 5 of the M25 15 miles to the west and the wider M25 network.

The site is accessed from New Hythe Lane on the New Hythe Business Park, a well established industrial / distribution area to the north west of Maidstone.

New Hythe railway station adjoins the site and provides regular passenger services to Maidstone West, Paddock Wood, Tonbridge and – via Strood – to Stratford International, London Bridge and London St Pancras.

Local occupiers include Amazon, DHL, Evri, Allsaints, Whirlpool, Brakes Group and Kent Commercial Services.




## CONNECTIONS

| | Miles |
|---|---|
| M20 Junction 4 | 2 |
| M2 Junction 2 | 8 |
| M25 Junctions 3 & 5 | 15 |
| Ebbsfleet Int'l Station | 16 |
| Dartford Crossing | 21 |
| Central London | 33 |

| | Miles |
|---|---|
| Gatwick Airport | 37 |
| Folkestone | 40 |
| Dover | 46 |
| Stansted Airport | 58 |
| Heathrow Airport | 60 |

Source: Google Maps


M25 12 miles
J4
M20
LEYBOURNE WAY
TESCO extra
NEW HYTHE LANE
SIG
amazon
fowler welch
EVRi
YODEL
FedEx
EUROCAR PARTS
www.eurocarparts.com
NEW HYTHE STATION
brakes
UNIT 1
INVICTA RIVERSIDE

## TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

## SERVICE CHARGE

There will be a service charge levied for the upkeep of the estate. Further information is available on request.

## RATEABLE VALUE

Interested parties are to make their own enquiries with Tonbridge & Malling council.

## VAT

VAT is applicable at the prevailing rate.

## RENT

On application.

## VIEWINGS

By appointment through the joint sole agents.




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