UNIT 2/3
LINK 20
BELLINGHAM WAY

AYLESFORD | KENT ME20 6SP

FULLY REFURBISHED
DETACHED WAREHOUSE UNIT
ON A SELF-CONTAINED SITE TO LET

23,736 sq ft (2,205.11 sq m)









DESCRIPTION

The property has recently been fully refurbished and presents as a high quality self-contained industrial/ warehouse unit at the entrance to the estate. Consisting of steel frame clear span construction, with offices and staff amentity space at ground and first floor, the unit benefits from a number of key features, including:

- 6.59m eaves rising to 10m at the apex
- 2 full height loading doors
- Secure yard
- Office accommodation
- New LED lighting
- On-site renewable energy through Photovoltaic Cells on the roof
- 23 car parking spaces



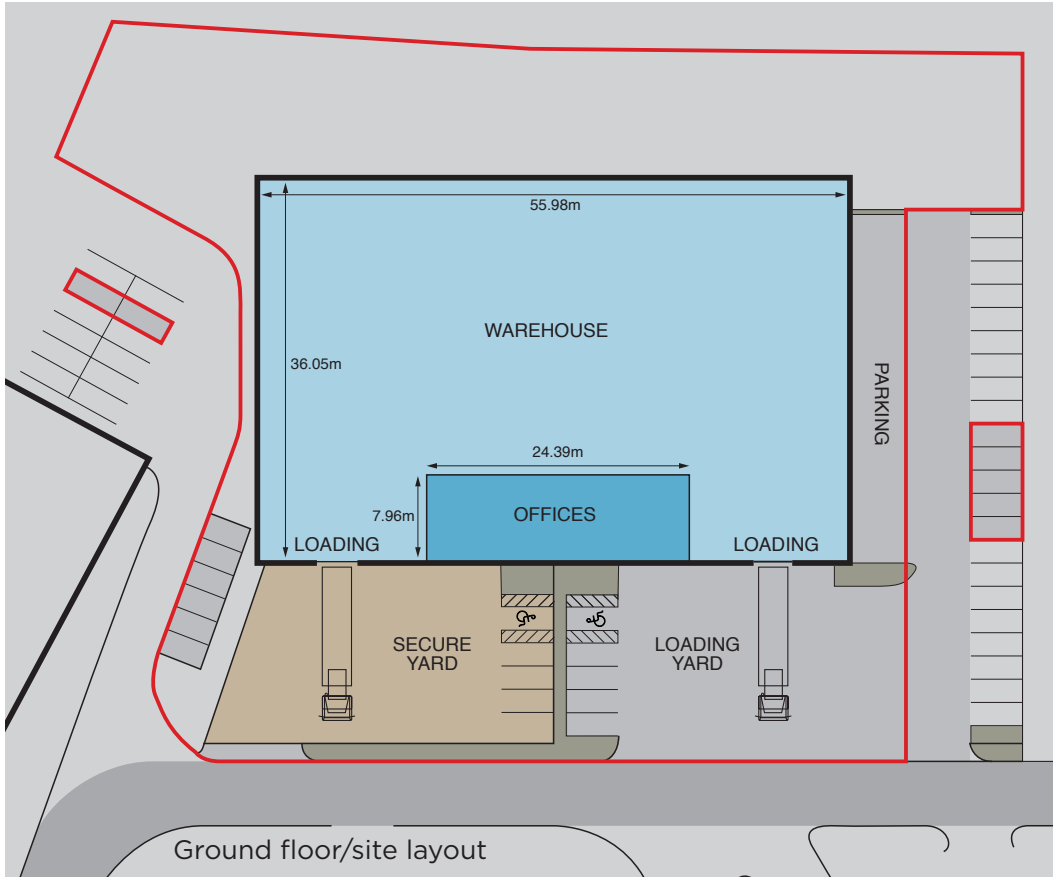




ACCOMMODATION

Ground floor	21,738 sq ft	2,019.50 sq m
First floor	1,998 sq ft	185.61 sq m
Total	**23,736 sq ft**	**2,205.11 sq m**





Ground floor/site layout


2/3

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Sat Nav ME20 6SP

LOCATION

Link 20 sits within the established New Hythe Business Estate and within 1.5 miles of M20 junction 4 via the A228 which also links with the M2 junction 2. The estate supports excellent access to the well-established local and regional markets of Maidstone, the Medway Towns as well as the M25 and national motorway network, Channel Tunnel and Ports.

DRIVE TIMES

	mins	miles
New Hythe Station	3	1
M20 J4	6	1.5
Maidstone	16	7.7
M25 J3	22	15
Sevenoaks	31	13.4
Dartford Tunnel	31	21
Eurotunnel Terminal	44	37

Source: Google maps

TENURE

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

RENT

Available upon request.

RATEABLE VALUE

Interested parties should satisfy themselves in this regard.

EPC

Available on request.

VIEWING

For further information please contact the sole agent:

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