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Unit A1 Larkfield Trading Estate , New Hythe Lane, Aylesford, Kent, ME20 6SW



**An End Terrace
Industrial/Warehouse
to be refurbished.**

**9,353 sq ft
868.99 sq m**

TO LET

Location

The property is situated on the established Larkfield Trading Estate off New Hythe Lane in Aylesford to the north west of Maidstone and close to junction 4 of the M20. This is a strategic location for both industrial and distribution occupiers and offers rapid communication to the national motorway network and Channel Ports/Tunnel.

Other major occupiers in the New Hythe industrial area include Yodel, Menzies Distribution, Amazon and DFS.

Description

The property comprises end terrace steel framed unit with part profile metal cladding and brick elevations.

There are ground and first floor offices and separate WCs, additional warehouse WCs and first floor canteen area is also provided.

The yard to the front provides parking for cars and HGV vehicles. There is also a yard to side and rear which could possibly be fenced.

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants
Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG
Registered Number: 2492795



Accommodation

The property comprises the following, with approximate dimensions (areas are gross internal):-

Warehouse	8,302 sq ft	771.27 sq m
GF Office	525 sq ft	48.80 sq m
FF Office	526 sq ft	48.92 sq m
Total	9,353 sq ft	868.99 sq m

Key Features

- Large yard to front and side
- 3 phase power
- Offices with WCs
- Parking and loading area
- Full height loading doors
- Staff canteen area
- Separate warehouse WCs

Terms

The property is available to let on full repairing and insuring terms at an initial rent of **£102,883 per annum exclusive** of all other outgoings.

Rates

According to the Valuation Office Agency website the property's description is "Warehouse and Premises" and the Rateable Value is £48,500. For information regarding business rates please visit Gov.uk.

Service Charge/Other Outgoings

The tenant will be responsible for a fair proportion of the service charge for the upkeep of the common area. Details upon request.

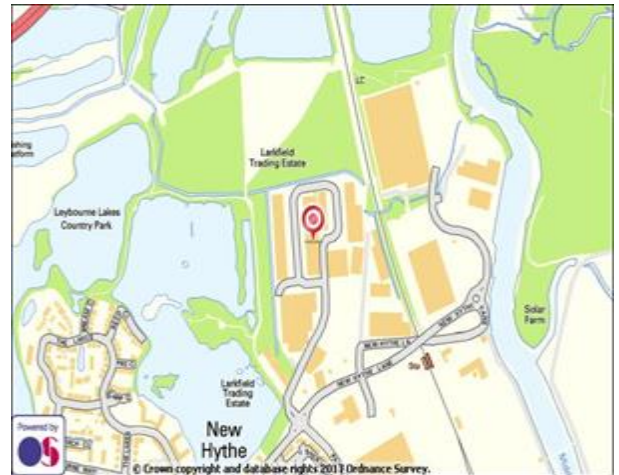
Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Energy Performance Asset Rating = C69

Location Plan



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Viewing

By appointment with joint agents:
Mark Coxon of Caxtons



Tom Booker of Altus Group
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