



INDUSTRIAL PREMISES TO LET



Key Benefits

- Refurbished
- 7.25m eaves height rising to 8.22m
- Lighting
- 3 phase power
- Full height electric loading door (5.75m)
- Separate WCs
- Fully fitted offices
- Generous parking
- Fibre Internet Connection
- Fenced compound to side of the unit

**REFURBISHED
WAREHOUSE / INDUSTRIAL UNIT**

**UNIT 13D MILLS ROAD, QUARRYWOOD INDUSTRIAL ESTATE,
AYLESFORD, KENT ME20 7NA**

9,635 sq ft (895.10 sq m)

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INDUSTRIAL PREMISES



UNIT 13D MILLS ROAD, QUARRYWOOD INDUSTRIAL ESTATE, AYLESFORD, KENT ME20 7NA

LOCATION

The property is situated on Mills Road on the established Quarrywood Industrial Estate. The estate is within 1 mile of junction 5 of the M20 which provides good transport links to the national motorway networks and Channel Tunnel and Ports.



DESCRIPTION

The property has been refurbished throughout. It is of steel frame construction with part brick / blockwork and part profile metal clad elevations under an insulated pitched roof.

The unit benefits from a single full height electric roller shutter door, 7.25m eaves height, 3 phase power and lighting. The offices benefit from carpeting, lighting, double glazed windows and separate WCs. A direct fibre optic internet connection is available. Externally there is a forecourt to the front of the unit providing ample parking for cars and HGV loading. To the side of the unit is a small fenced compound providing secure external storage.

EPC

Energy Performance Asset Rating - D99.

ACCOMMODATION

The property comprises the following approx. gross internal areas:-

	FT	M ²
GF Warehouse	8,974	833.70
1F Office	661	61.40
Total	9,635	895.10

TERMS

The property is available to let on a new full repairing and insuring lease at a rent of £101,200 per annum exclusive of all other outgoings.

RATES

We understand that the Rateable Value with effect from 1st April 2017 is £91,000. Interested parties are advised to make their own enquiries with Tonbridge & Malling Borough Council.

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the estate service charge for the upkeep of the estate and common areas. Full details available on request.

LEGAL COSTS

Each party to bear their own legal costs.



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Chartered Surveyors

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