

2m
tradepark

FORSTAL ROAD
AYLESFORD · KENT
ME20 7BT



A new development of high quality trade counter / industrial units

from **1,701 sq ft** (158 sq m) with combinations up to **20,173 sq ft** (1,874 sq m) Gross External Area

TO LET

Available - Spring 2019

description

The scheme comprises a series of connecting trade counter/industrial units that are available either individually or combined. The units are of steel frame construction. A proven success story, with the first phase of the trade park all occupied. The photo's used are of the existing Phase 1 scheme and the Phase 2 scheme will be built to a similar specification.

specification

- 6 metre eaves height
- 37.5 kN / m² floor loading
- Level access loading doors
- Designated car parking
- Disabled access WC
- Indicative EPC : C

planning

B1, B2, B8 and trade counter use.



**NEW DEVELOPMENT
AVAILABLE SPRING 2019**

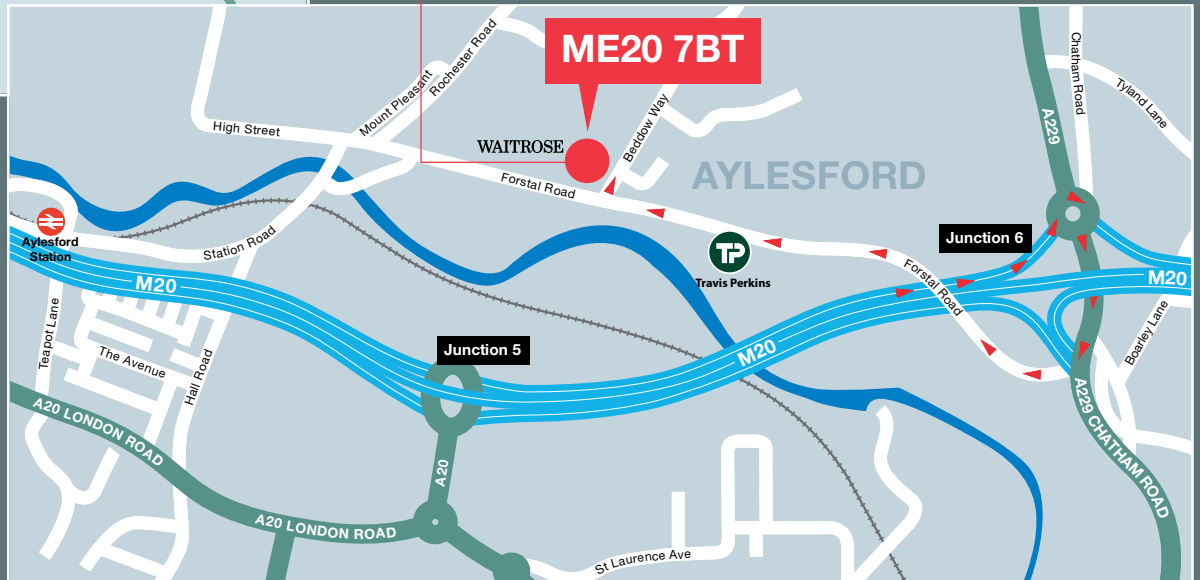
Aylesford

availability

Unit	Gross External Area (GEA) sq m	Gross External Area (GEA) sq ft
U16	158.0	1,701
U17	171.6	1,847
U18	171.9	1,850
U19	171.8	1,849
U20	171.0	1,841
U21	170.2	1,832
U22	170.3	1,833
U23	195.2	2,101
U24	194.9	2,098
U25	299.2	3,220
Total	1,874.1	20,173



units can be combined to suit individual requirements



location

2M Trade Park is located on the corner of Forstal Road and Beddow Way on the well established Forstal Road Industrial Estate in Aylesford, Kent. The scheme is approximately 0.5 miles from Aylesford town centre and one mile from Junction 6 of the M20 motorway. The M20 provides direct access to the M25 and national motorway network to the North, as well as the Channel Tunnel and ports to the South. The A229 provides access to the Medway towns.

- Aylesford town centre - 1/2 mile
- Maidstone town centre - 3 miles
- Junction 6 M20 - 1 mile
- Easy access to M25

A development by

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terms

The units are available on a leasehold basis.
Rental terms available upon application.

viewings

Strictly by appointment with the sole agents.

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



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