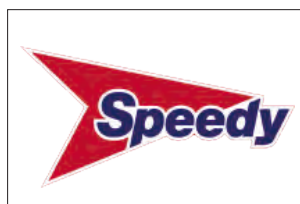


UNIT 10 Euroway TRADE PARK

JUNCTION 5 M20

WOOD CLOSE, MILLS ROAD
QUARRY WOOD, AYLESFORD
MAIDSTONE, KENT. ME20 7UB



ADJACENT TO THE ESTABLISHED EUROWAY MOTOR PARK



REFURBISHED MODERN
WAREHOUSE / TRADE
COUNTER UNIT
TO LET

8,940 sq ft
(830.54 sq m)

UNIT 10 Euroway

TRADE PARK

WOOD CLOSE, MILLS ROAD
QUARRY WOOD, AYLESFORD
MAIDSTONE, KENT. ME20 7UB



LOCATION

Refurbished warehouse / trade counter unit located adjacent to Euroway Motor Park on the Quarry Wood Industrial Estate approximately one mile from Junction 5 of the M20.

DESCRIPTION

- 6.1 metres to eaves
- 35 kN/m² warehouse floor loading capacity
- Loading door
- LED lighting
- Brick and glazed office elevations
- Fitted offices at first floor - ability to increase at ground floor level
- Excellent natural light



AVAILABLE ACCOMMODATION

All measurements approximate gross internal areas.

Warehouse sq ft	Offices sq ft	Total sq ft (sq m)	Lorry Spaces	Car Spaces
7,980	960	8,940 (830.54)	3	11*

*potential for additional car spaces.



EPC

EPC Rating C66.

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £89,400 per annum exclusive.

BUSINESS RATES

We understand the rateable value is £60,000. Interested parties are advised to make their own enquires direct to Tonbridge and Malling Borough Council.

SERVICE CHARGE

There is a service charge for the upkeep of the common parts of the estate. Further information upon request.

VIEWING Upon application to the joint sole agents.

Ivan Scott
I.Scott@glenny.co.uk

Andrew Hughes
A.Hughes@glenny.co.uk

GLENNY

01322 524 860
GLENNY.CO.UK



Graham Starling
gs@martinewaghorn.co.uk

Robert Martine
rmm@martinewaghorn.co.uk

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