

Unit 13D, Mills Road, Aylesford, Kent, ME20 7NA



Refurbished Warehouse/ Industrial Unit

**895.1 sq m
(9,635 sq ft)**

**TO LET / NEW
LEASE**

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 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.

Key Features

- Refurbished ● 7.25m eaves height rising to 8.22m ● Lighting ● 3 phase power
- Full height electric loading door (5.75m)

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants
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Registered Number: 2492795

Accommodation

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

GF Warehouse	8,974 sq ft	833.7 sq m
1st Floor Offices	661 sq ft	61.4 sq m
Total	9,635 sq ft	895.10 sq m

Terms

The property is available to let on full repairing and insuring terms at an **initial rent of £96,350 per annum exclusive** of all other outgoings.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Rates

According to the Valuation Office Agency website the property's description is "Warehouse and Premises" and the Rateable Value is £91,000. For information regarding business rates please visit Gov.uk.

Service Charge/Other Outgoings

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.

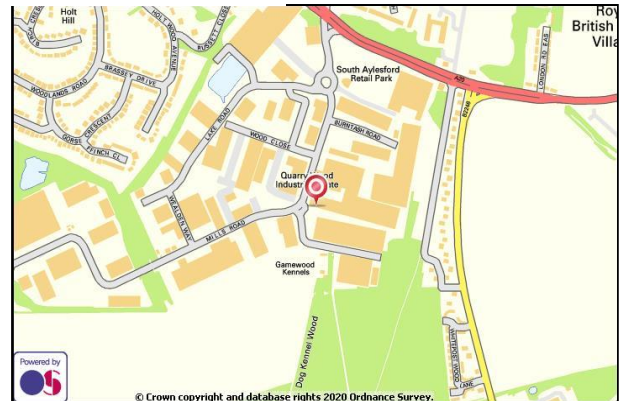
Legal Costs

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

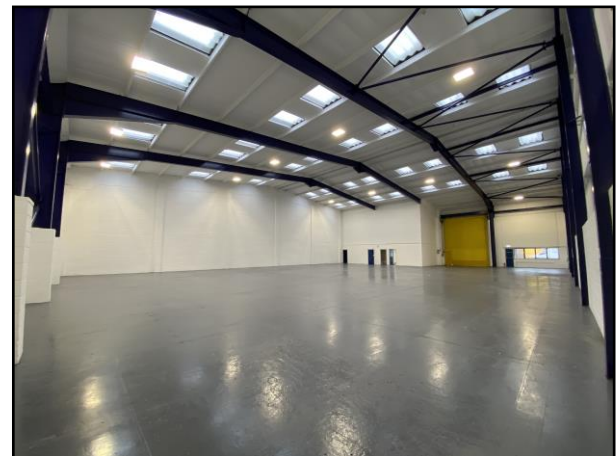
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Location Plan



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Viewing

By appointment via joint agents:

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