

UNIT 1

LINK 20 BELLINGHAM WAY

AYLESFORD | KENT ME20 6SP

DETACHED WAREHOUSE UNIT
ON A SECURE SELF-CONTAINED SITE
TO LET | 24,343 sq ft (2,261.54 sq m)



LOCATION

Link 20 sits within the established New Hythe Business Estate and within 1.5 miles of M20 junction 4 via the A228 which also links with the M2 junction 2. The estate supports excellent access to the well-established local and regional markets of Maidstone, the Medway Towns as well as the M25 and national motorway network, Channel Tunnel and Ports.

DRIVE TIMES

	mins	miles
New Hythe Station	3	1
M20 J4	6	1.5
Maidstone	16	7.7
M25 J3	22	15
Sevenoaks	31	13.4
Dartford Tunnel	31	21
Eurotunnel Terminal	44	37

Source: Google maps

DESCRIPTION

The modern detached industrial / warehouse benefits from well fitted ground and first floor office accommodation with kitchen and toilet facilities. There is access from the offices to the warehouse which benefits from an internal eaves height of 7m and two level access loading doors. Externally there is a large secure yard.



ACCOMMODATION

Warehouse	20,026 sq ft	1,860.47 sq m
Grd & First floor offices	4,317 sq ft	401.05 sq m
Total	24,343 sq ft	2,261.54 sq m



TERMS

Available upon request.

EPC

Available upon request.

VIEWING

For further information please contact the joint sole agents:



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