



## **Unit E5, Larkfield Trading Estate**

**New Hythe Lane, Aylesford, ME20 6SW**

### **High Quality Warehouse/Industrial Unit To be refurbished - Available Q4 2023**

**5,316 sq ft**  
(493.87 sq m)

- Excellent road access
- 20.5ft (6.25m) eaves height
- Full height loading door
- 1.5 miles from M20 - J4
- 7 miles from M2 - J2
- Offices with separate WCs
- 3 phase power
- Generous parking & loading area
- Kitchenette

# Unit E5, Larkfield Trading Estate, New Hythe Lane, Aylesford, ME20 6SW

## Summary

<b>Available Size</b>	5,316 sq ft
<b>Rent</b>	£13.25 per sq ft
<b>Business Rates</b>	We understand that the Rateable Value with effect from 1st April 2023 is £48,500. Interested parties are however advised to make their own enquiries with Tonbridge & Malling Borough Council.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (89)

## Description

To Let - The property is to be refurbished and comprises a mid-terrace steel framed unit with brick elevations. It benefits from a full height roller shutter door and has an eaves height of 20.5ft (6.25m). There are 2-storey offices to the front with kitchenette and separate WC facilities. Generous parking for cars and HGV vehicles to the front forecourt area.

## Location

The property is situated on the established Larkfield Trading Estate off New Hythe Lane in Aylesford which is to the north west of Maidstone and only 1.5 miles from junction 4 of the M20. This is a strategic location for both industrial and distribution occupiers and offers rapid communication to the national motorway network and Channel Ports/Tunnel. Other major occupiers on the New Hythe Industrial area include Menzies, Yodel, Amazon, SIG and All Saints.

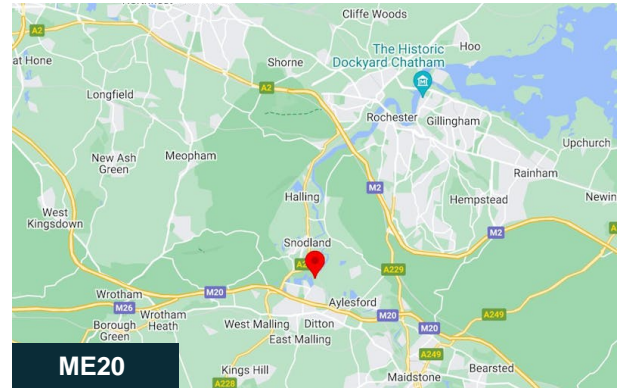
## Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m
Ground - Floor warehouse, office, ancillary areas	4,928	457.83
1st - Floor office	388	36.05
<b>Total</b>	<b>5,316</b>	<b>493.88</b>

## Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information



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