

**Larkfield
Trading Estate**

BR INDUSTRIAL
TRUST

Modern Industrial / Warehouse Unit

9,096 sq ft (845 sq m)

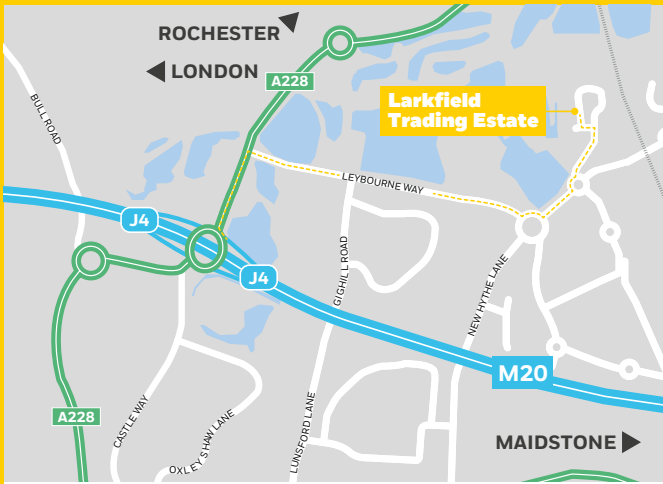
Unit E4 - To Let

Available Q3 2024

New Hythe Lane
Aylesford, ME20 6SW

**Undergoing Full
Refurbishment**





what3words: rooster.poses.tablet
www.what3words.com

LARKFIELD TRADING ESTATE

The available unit is of steel construction with part brick / blockwork and part lined profile metal elevations under a pitched lined profile roof incorporating roof lights. There is 2 full height loading doors to the front accessed from the large yard area which provides parking for cars and HGVs. The unit benefits from 6m eaves, 3 phase power and separate male and female WCs.



LED Lighting



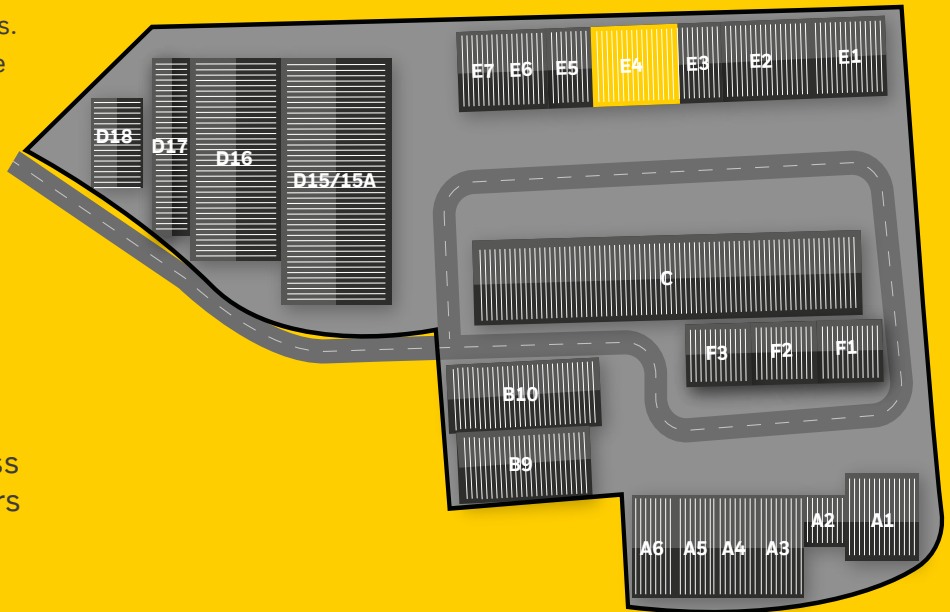
2 Level Access Loading Doors



EPC B



EV Charging Point



| UNIT E4 | SQ FT | SQ M |
|-----------------------------|--------------|------------|
| Warehouse / Ancillary Areas | 9,096 | 845 |
| TOTAL | 9,096 | 845 |

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, London, the M25, Channel Ports and Tunnel. Other major occupiers in the New Hythe industrial area include TNT, Menzies Distribution, Amazon, Yodel, SIG and DFS.

COMMUNICATIONS

| ROAD | MILES |
|----------------|-------|
| M20 (J4) | 1.5 |
| M25 (J3) | 14.9 |
| Central London | 35.5 |
| Tilbury Docks | 30.3 |
| Gatwick | 34.7 |
| Port of Dover | 46.5 |

TERMS

The unit is available by way of new leases on terms to be agreed.

EPC

D-79 - Targeting EPC B post refurbishment.

RENT

Upon Application.



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