



Unit 5 Access 4.20

Bellingham Way, Aylesford, ME20 7HP

To be Refurbished Modern Warehouse / Industrial Unit

6,197 sq ft
(575.72 sq m)

- High-bay warehouse LED lighting
- Full height loading door
- 6.9m eaves
- 3 phase power supply
- Excellent road links
- Self-contained yard / parking area
- First floor offices including breakout/kitchenette area
- Shower
- Separate WCs

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Summary

| | |
|-----------------------|---|
| Available Size | 6,197 sq ft |
| Rent | Rent on application |
| Rateable Value | £50,000 April 2023. Interested parties are however advised to make their own enquiries with Tonbridge & Malling Borough Council. |
| Service Charge | TBC |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (54) |

Description

To Let - This detached unit is of steel portal frame construction with profile steel cladding to the elevations and a profile steel clad roof with approximately 10% translucent roof lights. The unit benefits from first floor offices incorporating a breakout/meeting room area and dedicated parking/yard area.

Location

The property is situated on New Hythe Business Park, the dominant industrial location in Aylesford. The unit is prominently located at the entrance to the Access 4:20 scheme directly off Bellingham Way. Junction 4 of the M20 is approximately 1.5 miles from the site and can be access via Leybourne Way and Castle Way. Aylesford is a major commercial centre located in Kent and benefits from excellent communication links via Junction 4 of the M20 (1.5 miles to the east) and Junctions 3 and 5 of the M25 (14 miles each). London Gatwick and London City International Airports are located approximately 34 miles and 35 miles respectively from Aylesford.

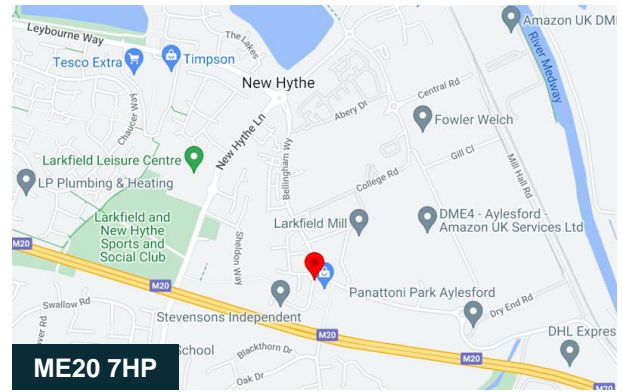
Accommodation

The accommodation comprises the following approximately GIA areas:

| Name | sq ft | sq m |
|--|--------------|---------------|
| Ground - Floor Warehouse & Ancillary Areas | 5,195 | 482.63 |
| 1st - Floor Office Space | 1,002 | 93.09 |
| Total | 6,197 | 575.72 |

Terms

The property is available to let on full repairing and insuring terms.



Viewing & Further Information



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