

UNIT

G

ST MICHAELS CLOSE
FORSTAL INDUSTRIAL ESTATE

AYLESFORD
ME20 7BU

TO LET

26,057 SQ FT / 2,421 SQ M DETACHED WAREHOUSE / INDUSTRIAL UNIT
ON A SECURE, SELF-CONTAINED SITE OF **1.26 ACRES**

UNDER REFURBISHMENT

Indicative CGI

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DESCRIPTION

UNIT G COMPRISES A DETACHED MODERN WAREHOUSE BUILDING ON A SELF-CONTAINED AND SECURE SITE TOTALLING 1.26 ACRES.

The unit is of steel portal frame construction with profile steel cladding / brickwork elevations under a pitched profile steel clad roof with two storey offices at the front.

Goods access to the warehouse is via 9 sectional doors to the front and side elevations.

The property is undergoing a significant refurbishment and will be available to occupy from **June 2024**.

LOCATION

Aylesford is approximately 33 miles south east of Central London, 35 miles west of the Channel Tunnel and 44 miles west of Dover. St Michaels Close forms part of an established commercial area for industrial, logistics and warehousing. It is 1.5 miles from junction 6 of the M20 and A229 both of which provide excellent access to the M2, M26 and M25 motorways.

Other occupiers on the estate and in the immediate vicinity include Encon Insulations, Travis Perkins, Sasco Sauces, Waitrose, Volvo and FedEx.

ACCOMMODATION

The property comprises the following approximate gross external areas:

	sq m	sq ft
Ground Floor	2,321.2	24,985
First Floor	99.5	1,072
TOTAL	2,420.7	26,057



SECURE SITE
OF 1.26 ACRES



9 ROLLER SHUTTER
DOORS TO FRONT & SIDE



GROUND & FIRST
FLOOR OFFICES



6.4M EAVES



LARGE SECURE
FENCED YARD



24/7 ACCESS



DETACHED UNIT

REFURBISHMENT WORKS

Works to complete June 2024.



Proposed works include:

- NEW PROFILE METAL SHEET ROOF
- EXTENSIVE UPGRADE OF THE GROUND AND FIRST FLOOR OFFICES INCLUDING NEW CEILINGS, FLOOR COVERINGS, LIGHTING AND POWER PROVISION
- EPOXY WAREHOUSE FLOOR
- NEW POWERED SECTIONAL DOORS
- NEW LED LIGHTING TO WAREHOUSE
- RESPRAYING OF THE EXTERNAL CLADDING
- REPAIR OF THE YARD WHERE NECESSARY

ESGs



The Landlord is proposing as part of the works to make the unit carbon neutral. The works will include:

- OPERATIONAL CARBON NEUTRAL EPC A+
- BREEAM EXCELLENT
- PV PANELS TO THE ROOF. A TENANT WILL BENEFIT FROM A DISCOUNT TO MARKET RATE
- EV CHARGING POINTS
- NEW SHOWER FACILITIES
- COVERED CYCLE STORAGE

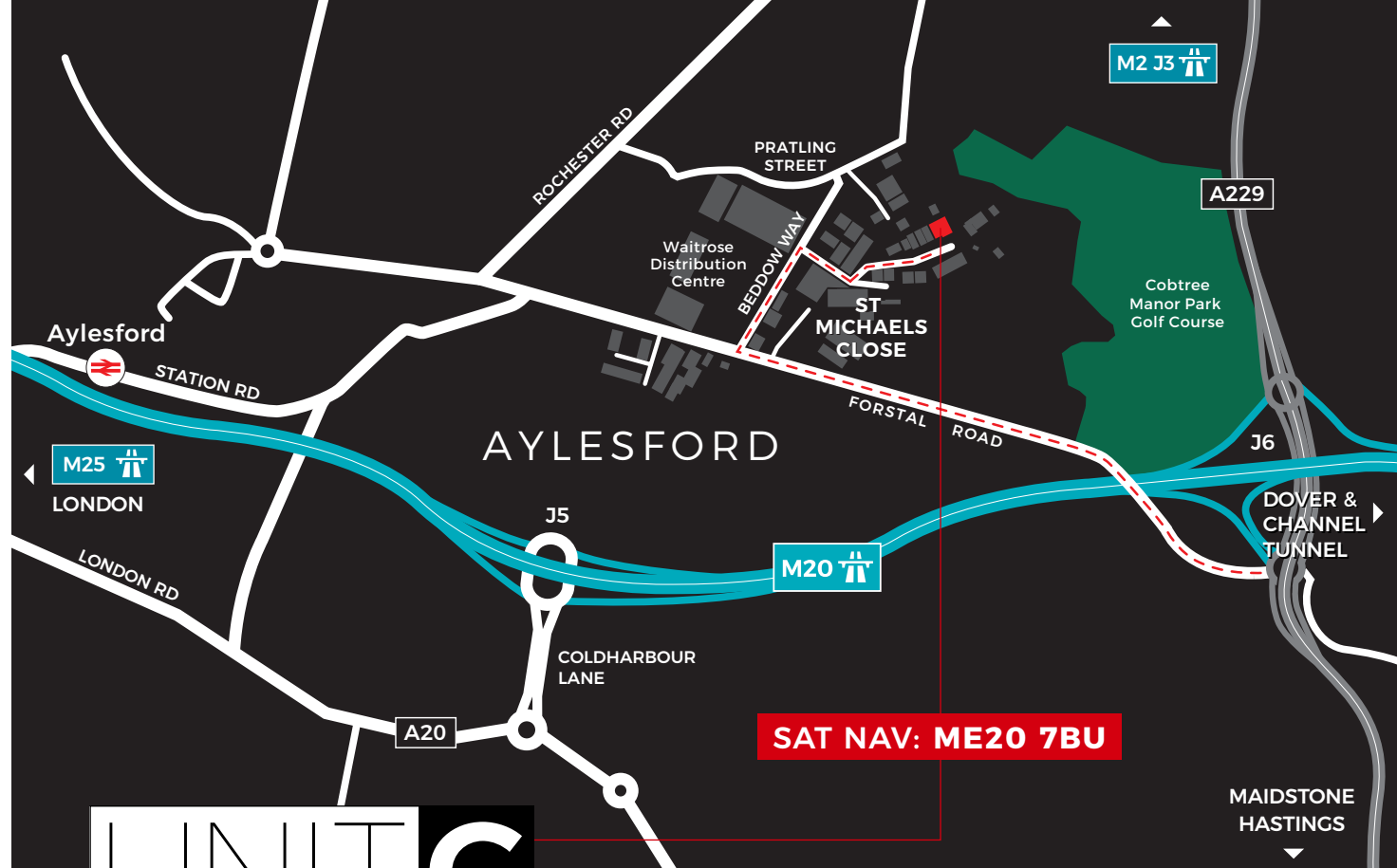
TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Whilst the unit currently has an EPC rating of C the refurbishment is targeting an A+. To be assessed upon completion of the refurbishment.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2024.



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FORSTAL INDUSTRIAL ESTATE

RENT

On application.

BUSINESS RATES

Current Rateable Value: £199,000.

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

For further information and viewings contact:



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