

UNITS TO LET

5,930 - 18,131 ft²



UNDER
REFURBISHMENT



OPTION FOR
SECURE YARD



ACCESS TO
J5 M20



INDICATIVE IMAGE



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REFURBISHED INDUSTRIAL / WAREHOUSE UNITS TO LET

QUARRYWOOD INDUSTRIAL ESTATE
MILLS ROAD, AYLESFORD, KENT ME20 7NA

IPIF



INDICATIVE IMAGE



LOCATION

The property is situated on Mills Road on the established Quarrywood Industrial Estate. The Estate is within 1 mile of Junction 5 of the M20 which provides good transport links to the national motorway networks, Channel Tunnel and Ports.

DESCRIPTION

The properties are being refurbished throughout. They are of steel frame construction with part brick/block and part profile metal clad elevations under an insulated pitched roof.

- Full height electric roller shutter doors (5.75m)
- 6.1m clear internal height
- 7m eaves height
- Fully fitted offices with separate WC facilities
- 3 phase power and lighting
- Ample forecourt parking and HGV loading

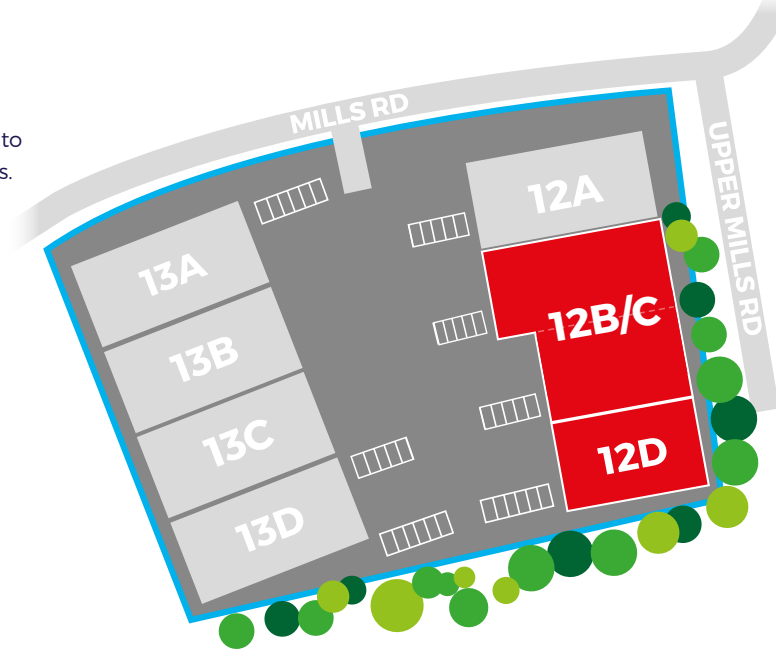
ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12B/C	FT ²	M ²
Warehouse	11,505	1,068.8
Office / Ancillary	696	64.7
TOTAL	12,201	1,133.5

UNIT 12D	FT ²	M ²
Warehouse	4,811	447
Office / Ancillary	1,119	103.9
TOTAL	5,930	550.9

UNITS 12B/C & D	FT ²	M ²
COMBINED TOTAL	18,131	1,684.4



LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the Landlord



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