

New Hythe Lane, Aylesford, ME20 6WT

**245,799 SQ FT**

Logistics Warehouse Available for Occupation from Q3 2025

Grade A

**TO LET**



**Aylesford**

**245**



# Specification



Description	SQ FT
Warehouse	229,488
Ground Floor Offices	5,420
First Floor Offices	5,379
Second Floor Offices	5,379
Gatehouse	133
<b>Total</b>	<b>245,799</b>

- 12m Clear Internal Height
- Site Cover (39%)
- Three Storey Fitted Offices (7%)
- Level Floor Loading of 50<sup>kN</sup>/m<sup>2</sup>
- 4 Level Access Doors
- 17 Dock Doors
- 88m Deep Service Yard
- Security Gatehouse & Barrier Entry System





# Aylesford 245

M20, JUNCTION 5 - 10 MINS, 4 MILES

- dpd
- dfs
- amazon
- TESCO
- DHL
- EVRI
- Fowler welch
- brakes
- Polypipe
- SIG
- ALLSAINTS
- YODEL
- KIER
- Menzies DISTRIBUTION

M20

M20

M20

New Hythe

New Hythe Ln

M20, JUNCTION 4 - 7 MINS, 1.9 MILES

ROCHESTER STATION 22 MINS



**BREEAM<sup>®</sup>**

Breem Excellent Rating

**EPC**

EPC A Rating



14 EV Charging Spaces



Fully Electric Decarbonised Building



Green / Amenity Space





# Aylesford 245

## Driving

Destination	Time	Miles
M20 Junction 4	6 mins	2
M25 Junction 5	21 mins	15
Dartford Crossing	25 mins	20
Central London	55 mins	35
Euro Tunnel	47 mins	37
Birmingham	2 hrs 50 mins	160

## Freight

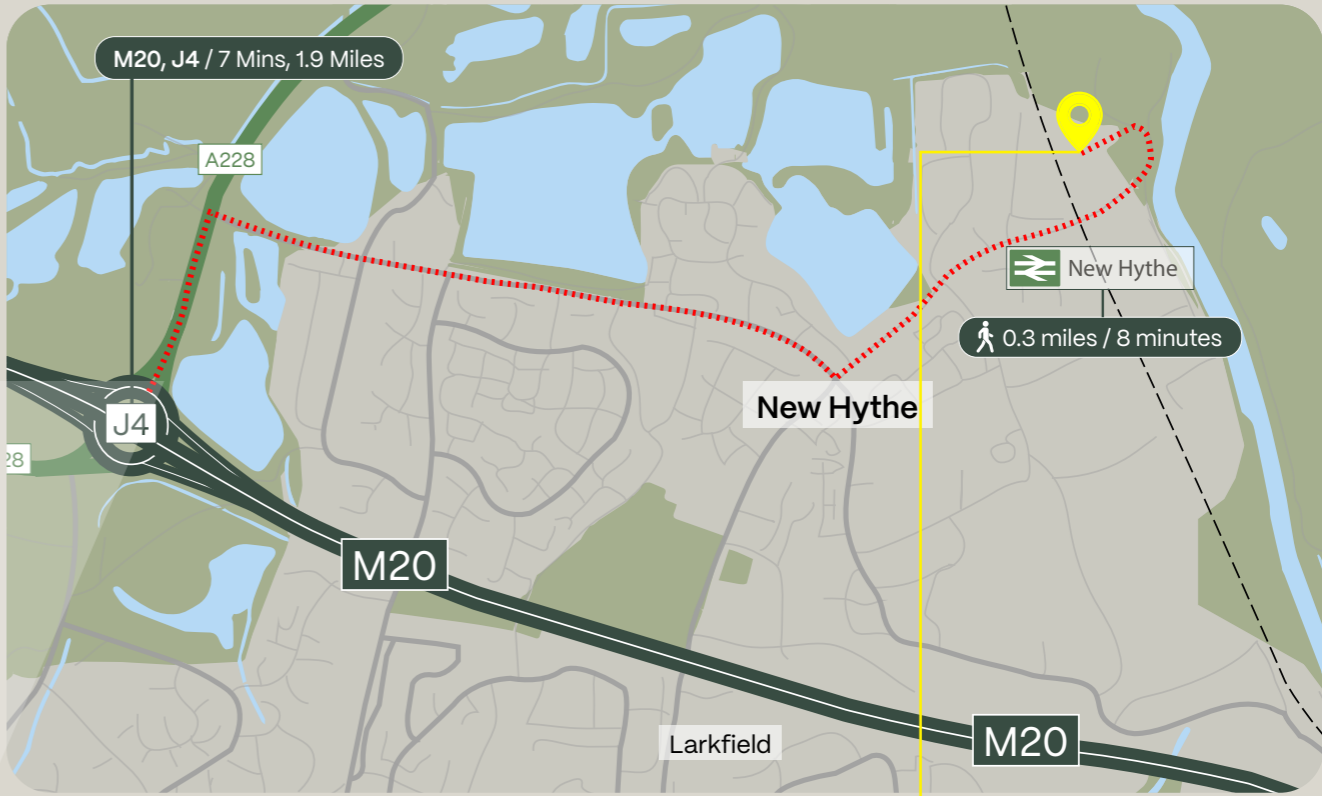
Destination	Time	Miles
London Gateway	45 mins	33
Dover	55 mins	46
Felixstowe	1 hr 55 mins	97
Southampton	2 hrs	110


## Flight

Destination	Time	Miles
London City	45 mins	37
London Gatwick	50 mins	35
London Stansted	1 hr 10 mins	58
London Heathrow	1 hr 10 mins	59



Aylesford 245 is strategically located in proximity to Junction 4 of the M20, which in turn provides fast connection to the M25 and wider South East motorway network.



 //prime.handover.hedge





# Aylesford 245



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