



**TWO ADJOINING INDUSTRIAL/WAREHOUSE UNITS
1,875 – 3,757 SQ. FT. (174.2 – 349.03 M²)
WITH MEZZANINE STORAGE TO EACH UNIT**

**TO LET
(AVAILABLE SEPARATELY OR COMBINED)**

LOCATION

Situated on the well established Mill Hall Business Estate, Aylesford, between the River Medway to the north and the M20 motorway to the south. The unit enjoys close proximity to Aylesford railway station and easy access of J5, M20.

For location click link or copy & paste into your browser

Unit 4 - <https://w3w.co/fonts.enjoys.stunt>

Unit 5 - <https://w3w.co/remodels.spreading.archive>

DESCRIPTION

Two adjoining modern steel framed industrial/warehouse units with profile sheet cladding. Salient features to each unit include:-

- To be redecorated
- Loading door
- 3 phase electricity supply
- WC
- Parking

ACCOMMODATION (approx. gross internal)

4	Sq. Ft.	M ²	AVAILABILITY
GF Warehouse	1,578	146.6	
FF Office	297	27.6	
Total	1,875	174.2	Available
Mezz Storage	1,062	98.6	
5	Sq. Ft.	M ²	
GF Warehouse	1,594	148.1	
FF Office	288	26.8	
Total	1,882	174.8	Available
Mezz Storage	1,075	100.0	
Total combined (exc. Mezz)	3,757	349.03	

TERMS

New full repairing and insuring leases are available for a term to be agreed.

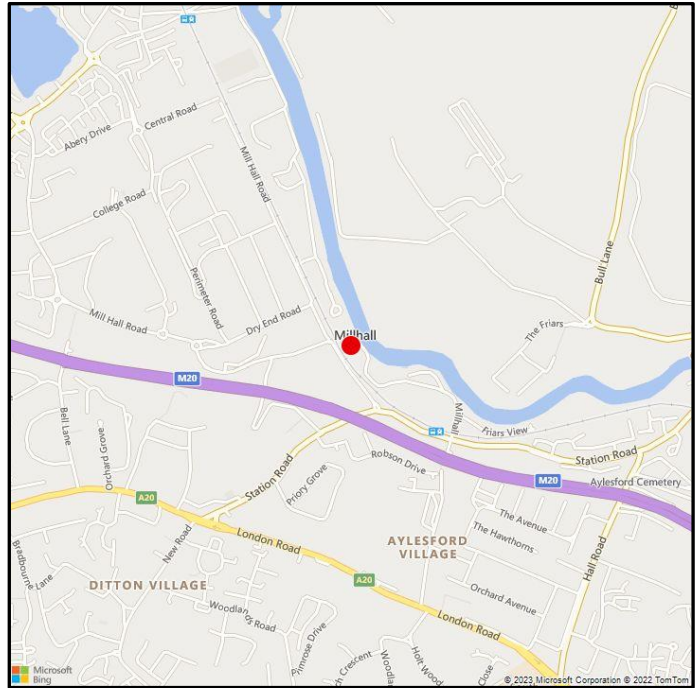
RENT

4	£31,500 per annum exclusive
5	£31,500 per annum exclusive

VAT

We understand the property is elected for VAT and therefore VAT will be payable.

LOCATION PLAN



SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

Unit 4	Rateable Value	£21,250
Unit 5	Rateable Value	£21,750

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

4	Band D (82)	Valid until 11/05/2032
5	Band C (68)	Valid until 11/05/2032

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000/07860 504620

kevindempster@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000