

STORAGE/WORKSHOP SPACE - TO LET

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Lower 6.1, Quarry Wood Industrial Estate, Mills Road, Aylesford, Kent, ME20 7NA

22,525 sq ft (2,092.6 sq m)

- ▶ Two loading doors
- ▶ Excellent motorway access
- ▶ Ancillary office/staffroom



Location

The property is located on the popular Quarry Wood Industrial Estate within one mile of J5 of the M20. Neighbouring occupiers include the South Aylesford Retail Park, Burnt Ash Trade Park, Kent Police Engineering Services, Kent Frozen Foods, and Lenham Storage as well as BMW, Toyota, Vauxhall, Land Rover and Jaguar motor dealerships

Description

An end of terrace unit providing economic workshop/storage space with ancillary two storey offices. The previous tenant installed additional office, kitchen & staffroom space that can be retained or removed as required

Accommodation

The property comprises the following with approximate dimensions (areas are GIA) -

Storage/Workshop	19,855 sq ft	1,844.6 sq m
Offices/WCs	1,127 sq ft	104.7 sq m
Additional Offices*	527 sq ft	49 sq m
Kitchen/Staff room*	508 sq ft	47.2 sq m

*Can be taken down if required to increase storage/workshop area

Tenure

The premises are available to let on terms to be agreed. Rent payable, £181,831 per annum exclusive. There is a service charge payable to cover maintenance of the common parts and utilities. Details available upon request

Rates

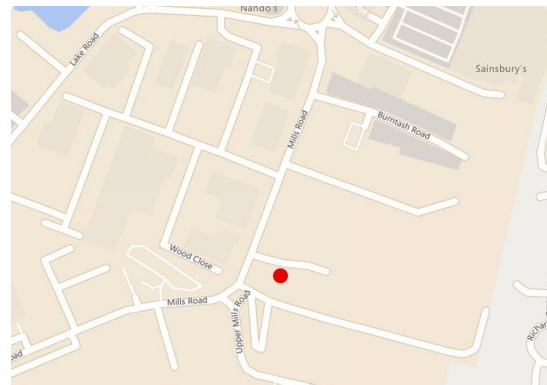
The premises have a rateable value of £134,000. The estimated business rates payable for 2026-27 is £64,320 but applicants should make their own enquiries in this respect with Tonbridge and Malling Borough Council.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

The premises are assessed as Band C (67). A copy of the Energy Performance Certificate is available upon request.



Viewing

By appointment, please contact:

Caxtons Commercial Ltd

Mr Mark Coxon

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Mr James Squire

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Or via joint agents

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