

**UNIT 8, LAKE ROAD, QUARRY
WOOD INDUSTRIAL ESTATE,
AYLESFORD, KENT, ME20 7TQ**



SIBLEY PARES

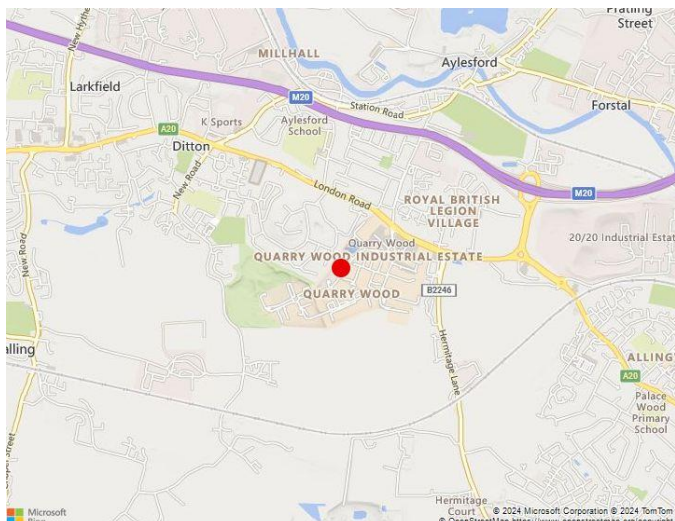
CHARTERED SURVEYORS & ESTATE AGENTS



INDUSTRIAL UNIT TO LET IN POPULAR BUSINESS ESTATE

- £30,000 Per Annum Exclusive
- 3 Phase Electricity
- 4 Car Parking Spaces and loading bay
- Rolling Shutter Door
- Suitable For a Variety Of Business Uses

UNIT 8, LAKE ROAD , QUARRY WOOD INDUSTRIAL ESTATE, AYLESFORD, KENT, ME20 7TQ



Location

Located on the popular Quarry Wood Industrial Estate within 5 minutes of Junction 5 of the M20 providing excellent access to the providing excellent access to the Motorway network. Quarry Wood has a mixture of industrial units and retail warehousing. Occupiers include Sainsburys, Tesco, Halfords, Currys, Homebase and Screwfix

Drive Times	Miles	Mins
Maidstone Town Centre	3.2	11
Port of Dover	43.7	50
M25 J5	16.4	19

Description

TO LET - Industrial Unit with storage mezzanine located on the popular Quarry Wood Industrial Estate providing excellent access to J5 of the M20 motorway

Accommodation

The property comprises a ground floor industrial unit with a half mezzanine storage/office space. The premises benefits from a rolling shutter, kitchenette & WC facilities, and forecourt parking to the front.

Area	Sq. M	Sq. Ft
Ground Floor	173.36	1,866
Storage Mezzanine	57.42	618
GIA	257.79	2,775

EPC

Rating (E) 102

Rateable Value

RV £20,750 @ 49.9p in the £

Rates payable £10.354.25 for the year 2024/25

Rent/Price

£30,000 Per Annum Exclusive

Terms

To take a new lease by negotiation subject to 3 yearly upward only rent reviews.

Service charge to cover the upkeep and maintenance of the common estate.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.