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TO LET

INDUSTRIAL AND WAREHOUSE UNIT – 4,677 SQ FT (434.49 SQ M)

Unit 1, Access 4/20 Industrial Estate, Aylesford, Kent, ME20 7HP

DESCRIPTION

To Let - This detached unit is of steel portal frame construction with profile steel cladding to the elevations and a profile steel clad roof with approximately 10% translucent roof lights. The unit sits on a self-contained site accessed directly from and with some profile to Bellingham Way. The unit benefits from first floor offices and dedicated parking/yard area.

LOCATION

The property is situated on New Hythe Business Park, the dominant industrial location in Aylesford. The unit is prominently located at the entrance to the Access 4:20 scheme directly off Bellingham Way. Junction 4 of the M20 is approximately 1.5 miles from the site and can be access via Leybourne Way and Castle Way. Aylesford is a major commercial centre located in Kent and benefits from excellent communication links via Junction 4 of the M20 (1.5 miles to the east) and Junctions 3 and 5 of the M25 (14 miles each). London Gatwick and London City International Airports are located approximately 34 miles and 35 miles respectively from Aylesford.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor – Warehouse / Ancillary	3,901	362.4
1st Floor - Office	776	72.09
TOTAL	4,677	434.49

AMENITIES

- Air Conditioned First Floor Offices
- LED lighting throughout
- Full height loading door
- 6.9m eaves
- 3 phase power supply
- Excellent road links
- Profile to Bellingham Way
- Self-contained yard / parking area
- Separate WCs
- Kitchenette

RENT

On application

RATES

April 2026 rateable value is £47,500.

VAT

VAT will be chargeable on the terms quoted.

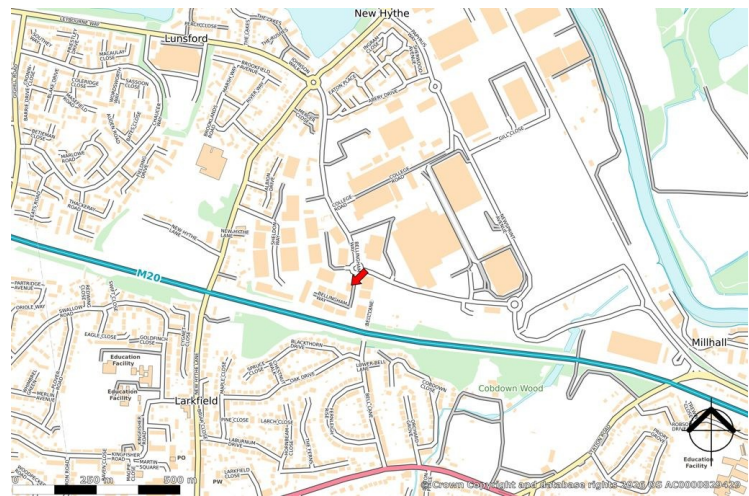
LEGAL COSTS

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

EPC

The property has an EPC rating of C.

Indicative Photos



VIEWINGS – 01322 285588

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