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**INVESTMENT**

**SOUTH EAST INDUSTRIAL INVESTMENT FOR SALE  
FREEHOLD OFFERS IN EXCESS OF £775,000/7.03%**

**Units 4 & 5, Britannia Business Park, Mills Road, Quarry Wood, Aylesford, Kent, ME20 7NT**

**INVESTMENT SUMMARY**

- Well located close to Junction 5 of the M20
- Two modern industrial units
- Well let to government and charity user
- Freehold
- Producing £57,450
- Offers in excess of £775,000
- A purchase at this level would show a net initial yield of 7.03%
- Both tenants have been on site for more than 20 years

**ACCOMMODATION (GROSS INTERNAL AREA)**

|              | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Unit 4       | 2,476        | 230.02        |
| Unit 5       | 2,476        | 230.02        |
| <b>TOTAL</b> | <b>4,952</b> | <b>460.04</b> |

**DATA ROOM**

All the lease documents and other items are available: [Click here](#)

**LOCATION**

Aylesford is a major industrial/ warehouse hub approximately 35 miles southeast of Central London and 4 miles northwest of Maidstone. Aylesford provides good transport links being located adjacent to Junction 6 of the M20 motorway.

**DESCRIPTION**

Two mid terrace industrial/warehouse units on an established estate. The units are of portal steel frame construction under pitched metal profile roofs and partially brick-faced and partially metal-clad elevations.

Each unit is accessed via a roller shutter loading doors and pedestrian doors to the front, and fire exits to the rear.

Other occupiers nearby include; Speedy, Sytner, Screwfix, HSS and Group 1.

**AMENITIES**

- Portal frame construction, providing clear span accommodation
- Large sectional, insulated loading door (approx. 3.0m wide x 4.0m high)
- 4 parking spaces per unit and loading forecourt
- WCs
- Three phase power
- Minimum clear internal eaves height approx. 5.20m (6m to eaves)
- Gas supply
- Ground floor kitchenette

**EPC**

EPC's are available in the data room.

**VAT**

The property is elected for VAT and it is anticipated that the sale will be by way of a TOGC.

**LOCAL INDUSTRIAL OCCUPIER MARKET**

Recent lettings nearby at Aylesford Business Park, Uckfield Trading Estate and Home Farm Estate show rents of £12 to £16 psf pa.

Unit 7 at Britannia Business Park, we are told, is currently under offer at £550,000, equating to £191 psf (on 2,880 sq ft).

**AERIAL VIDEO TOUR**

To see the aerial video tour please [Click here](#)

**TENANCIES**

Unit 4 is let to the Secretary of State for Health at £25,950 pa, which on an area of 2,476 sq ft GIA equates to a low rate of £10.40psf. The lease runs until 23.06.2029, and there is a break option at June 2026 on six months notice, which has not been operated.

Unit Five is currently let to a charity, Choice Support, at £26,500 pa, equating to £10.42 psf. A new 10-year lease, from 6/11/2026 and with a tenant-only break at year 5 at a rent of £31,500 pa (£12.72 psf pa) and uncapped annual CPI linked rent reviews, has been completed. The new lease is outside the Landlord and Tenant Act 1954.

**Total rents reserved from 6<sup>th</sup> November 2026 onwards are £57,450pa**

**COVENANTS**

Unit 4 is let to the Secretary of State for Health.

Unit 5 is let to Choice Support, a Community Benefit Society founded in 1984 and employing 2,600 staff operating throughout England. In their 2025 accounts, they show "Free Reserves" of £13.5m.

**PROPOSAL**

Offers in excess of £775,000, subject to contract/exclusive of VAT, are invited. A purchase at this level will show a net initial yield, after normal purchaser's costs, of 7.03%.

**REVERSIONARY**

Adopting the rent achieved on the new lease on Unit 5 to Choice Support at £12.72 psf, for Unit 4 for a 2029 lease renewal to the Secretary of State for Health, would show an increased total rent for both units of £63,000, and therefore a 2029 reversionary yield of 7.66%.

**VIEWINGS – 020 8662 2700**

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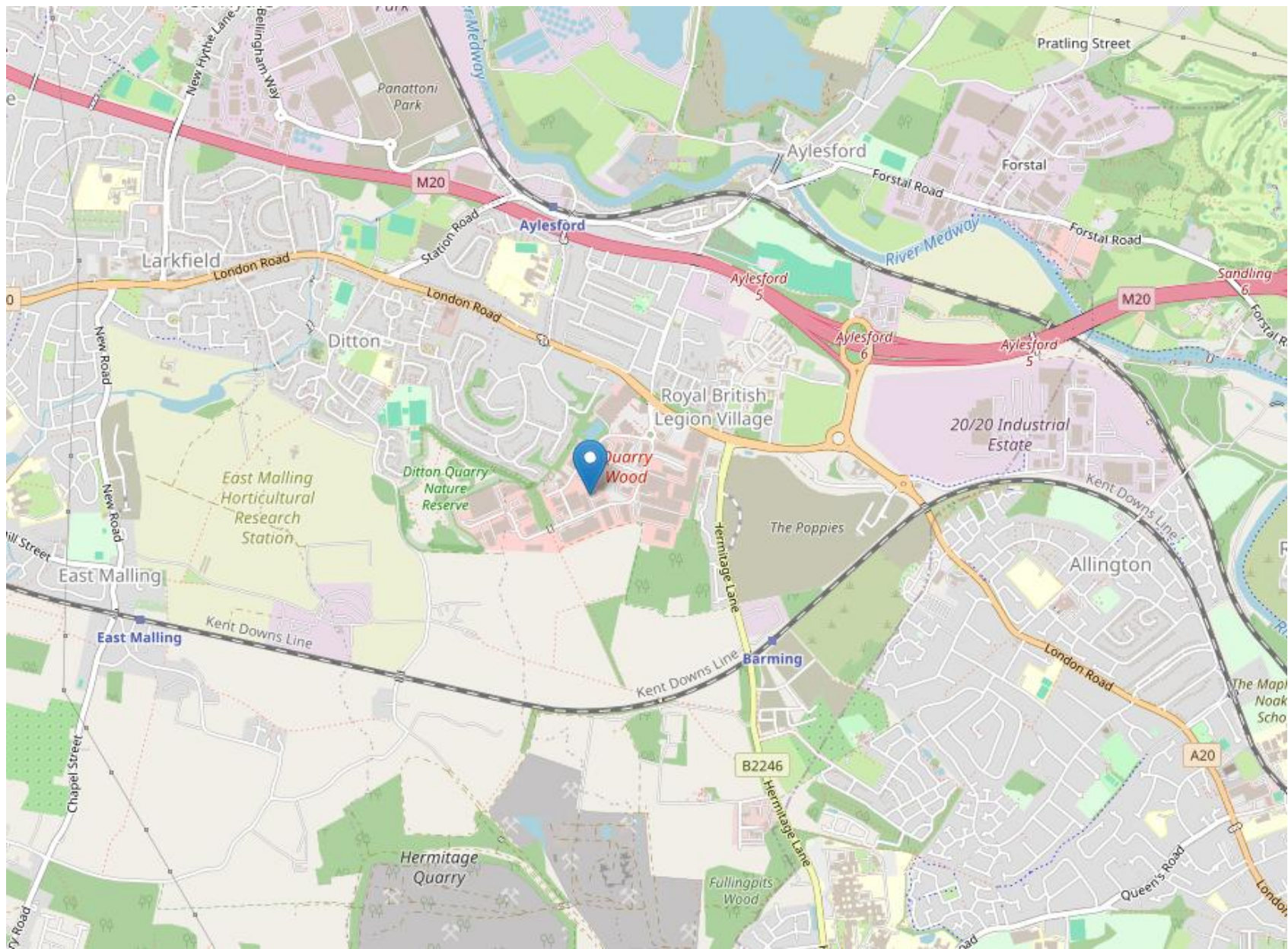
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