

West Point Business Park

New Hythe Lane Aylesford Kent ME20 6SB

Junction 4 M20 - 1.5 miles



TO LET

A range of units available from
1,900 sq ft to 20,131 sq ft

 **VIEW**
PHOTO GALLERY

Location

Maidstone, the County Town and administrative centre for Kent, is located approximately 35 miles south east of Central London and 40 miles north west of the Channel Ports. West Point Business Park is in Aylesford 5 miles west of Maidstone and forms part of a long established employment area where occupiers include KCS / KCC, Aylesford Newsprint, Whirlpool, Menzies, All Saints UK, SIG and Kent Messenger Group.

The estate is within 1.5 miles of junction 4 of the M20 and 7.5 miles of junction 2 of the M2, via the A228 and therefore is accessible to towns in mid and north Kent, as well as to London, the ports of Sheerness and Dover, the Channel Tunnel Rail Link and the national motorway network.

New Hythe railway station is close by and provides regular passenger services to Maidstone, Paddock Wood, Tonbridge and, via Strood, to Stratford International, London Bridge and London St Pancras.

Description

The terrace unit is currently configured as a single property with the exception of Unit 10 and is of steel portal frame construction with brick work and profile steel clad elevations, under a pitched profile steel clad roof, incorporating 10% roof lights. At present only Unit 10 is separated by a dividing blockwork wall. Externally there are a total of 50 car spaces and brick pavior yard area.

Amenities

| |
|------------------------------------|
| 6m eaves |
| 5m high roller shutter goods doors |
| Ample car parking |
| Lighting throughout |
| Heating to offices |
| 3 phase power |

Accommodation

The property comprises the following gross internal areas

| | ft2 | m2 |
|--------------------------------|--------|----------|
| Units 4-7 Warehouse | 9,357 | 869.25 |
| Ground Floor Offices/Ancillary | 1,856 | 172.44 |
| First Floor Offices | 1,801 | 167.30 |
| Total | 13,014 | 1,208.99 |
| Units 8-9 Warehouse | 4,896 | 454.81 |
| Ground Floor Offices/Ancillary | 321 | 29.82 |
| Total | 5,217 | 484.63 |
| Unit 10 Warehouse | 1,900 | 176.50 |
| Combined Total | 20,131 | 1,870.12 |

The units can be split and/or combined to accommodate various sizes.

Terms

The units are available, individually or combined, to let on a full repairing and insuring basis on terms to be agreed.

Rent

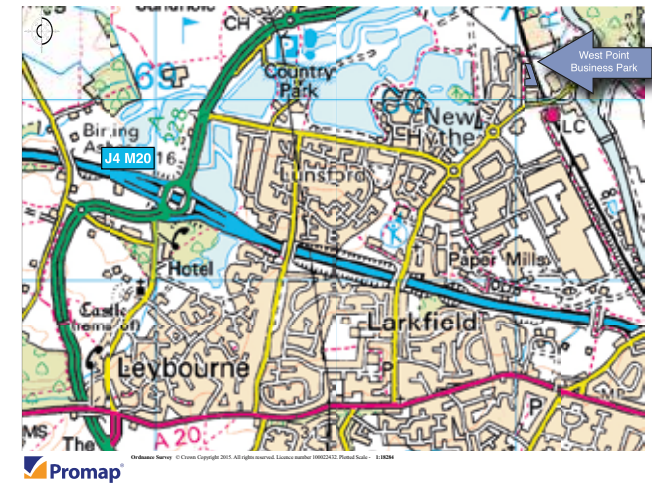
On application.

Rates

The properties are currently assessed as follows:-

| | | |
|--------------------------|-----------|---|
| Units 6-9 Rateable Value | £ 142,000 | (We understand this includes Units 4 & 5/6) |
| Unit 10 Rateable Value | £ 15,000 | |

However you are advised to make your own enquiries with Tonbridge & Malling Borough Council.



Use

Light Industrial (B1c), General Industrial (B2), Storage and Distribution (B8).

Energy Performance Certificate

Energy Performance Asset Rating C62.

Legal Costs

Each party to bear its own legal costs.

Viewing

Strictly by appointment through the joint sole agents.

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