



WAREHOUSE /INDUSTRIAL

26,446 sq ft (2,456 sq m)

TO LET

Unit 11 Euroway Trade Park

Wood Close

Mills Road

Quarry Wood Estate

AYLESFORD

Kent ME20 7UB

- Available July 2017
- M20 junction 5 within 1 mile
- 6m (20ft) to eaves
- 12 Lorry spaces
- 39 car parking spaces
- Fitted first floor offices
- 35kN/m² floor loading

A.006

COMMERCIAL AGENCY | DEVELOPMENT LAND | INVESTMENT | VALUATION | LANDLORD & TENANT | DISPUTE RESOLUTION

MISREPRESENTATION

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LOCATION

The property is situated within the established Quarry Wood Estate adjacent to Euroway Motor Park. The property has good access to M20 junction 5 within 1 mile, M25 junctions 3 & 5 within 20 miles to the West and the Channel Tunnel and Ports within 30 miles to the East.

Other occupiers nearby include Speedy Hire, HSS, Screwfix, BSS, Alpha Therm, and Euro Car Parts.

DESCRIPTION

The property is a modern, two bay end of terrace unit with part brick, part profile metal cladding under a pitched roof with 20% roof lights, loading door, and high bay lighting. There are ground and first floor offices with suspended ceilings, Cat II lighting, window blinds, double glazed windows, carpets, floor boxes, kitchen and WC's.

There is parking for 39 cars with a large loading apron to the front providing 12 lorry spaces.

ACCOMMODATION

Warehouse	22,349 sq.ft	(2,076.20 m ²)
Office and amenities	1,726 sq.ft	(160.30 m ²)
1st Floor offices	2,371 sq.ft	(220.22 m ²)
Total	26,446 sq.ft	(2,456.72m²)

TERMS

Available to let on a new full repairing and insuring lease.

RENT

£198,500 per annum exclusive.

Rent Exclusive of any other outgoings including service charge and VAT

RATES

The tenant will be responsible for paying the business rates direct to Tonbridge and Malling Borough Council.

According to the valuation office website the Rateable Value (2017 Draft List) is: £178,000

You are however advised to make your own enquiries.

EPC C53



SERVICE CHARGE

There is a service charge payable for the maintenance of the common parts of the estate. Details available upon request.

LEGAL COSTS

Each party to bear its own costs.

FURTHER INFORMATION/ VIEWING



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