

WAREHOUSE/INDUSTRIAL UNIT
6,617 SQFT (614.7 SQM)
FOR SALE FREEHOLD
PRICE REDUCED!



**WAREHOUSE/INDUSTRIAL UNIT
6,617 SQFT (614.7 SQM)**

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**Unit 3
Superabbey Industrial Estate
Beddow Way
Aylesford
Maidstone Kent
ME20 7BT**



132 High Street
Tonbridge
Kent
TN9 1BB

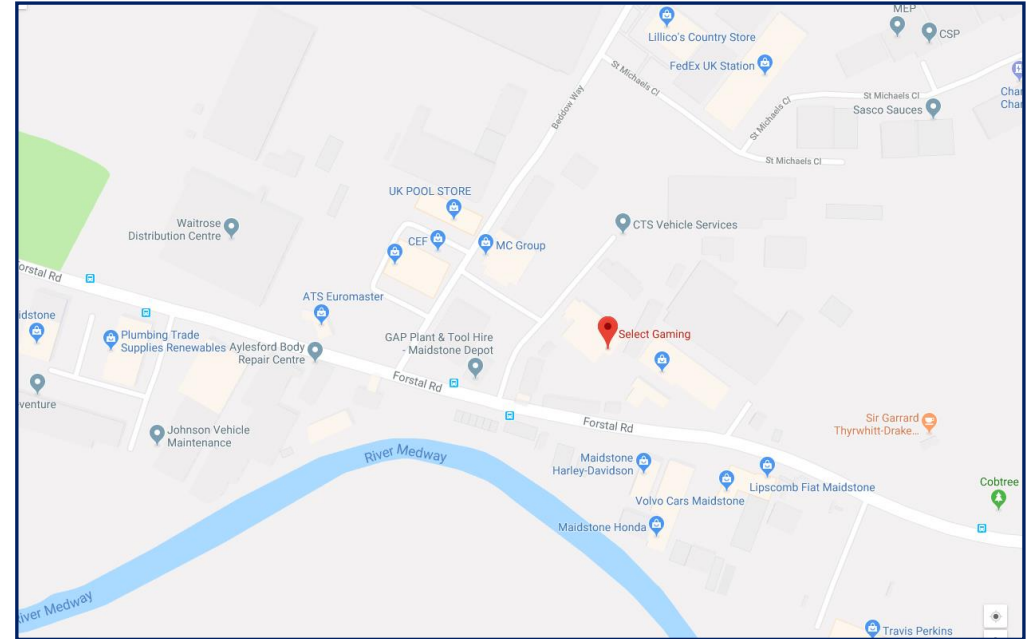
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E-mail: info@bracketts.co.uk

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Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



LOCATION

The unit is situated on the Superabbey Industrial Estate accessed off Beddow Way on the northern side of Forstal Road.

This is an established business location in an excellent position for access to Junction 6 of the M20 around 1.2 miles away.

DESCRIPTION

Comprises an attached industrial/warehouse unit of concrete framed construction with concrete panelled cladding all below a pitched profiled asbestos cement sheeted roof. There is north-light roof lighting providing a good level of daylight to the industrial area below.

The accommodation at ground floor comprises the industrial area with loading bay with 10 tonne lift, reception, meeting room and an office with two store rooms and separate male and female WCs plus kitchen. There are two further offices at first floor.

FLOOR AREAS

Floor	sqft	sqm
Ground Floor	6,192	575
First Floor	425	40
TOTAL	6,617	615

AMENITIES/SPECIFICATION

- 10 tonne lift within covered loading canopy
- 3 phase power
- 9 car spaces
- First floor offices
- Separate male and female WCs
- Oil fired hot air blower
- Eaves height minimum 11' max 18'

ENERGY PERFORMANCE CERTIFICATE

To follow.

FOR SALE FREEHOLD

Price £395,000. VAT will be payable.

SERVICES

All mains services are installed other than gas.

BUSINESS RATES

The unit is assessed along with other premises in the same occupation. A new rating assessment will be required.

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503.**

Contact: Jeffrey Moys
Email: jeff@bracketts.co.uk

Or John Giblin
john.giblin@bracketts.co.uk

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