

**Larkfield  
Trading Estate**

**BR** INDUSTRIAL  
TRUST

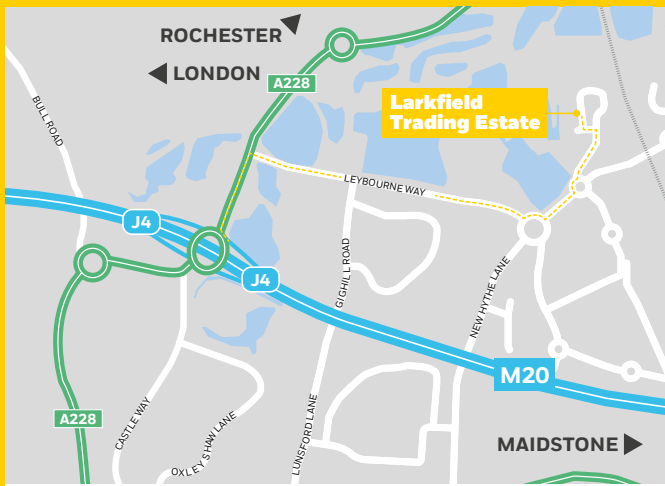
# **Warehouse / Industrial Unit**

12,018 sq ft  
(1,117 sq m)

To Let

New Hythe Lane  
Aylesford, ME20 6SW





what3words: rooster.poses.tablet  
www.what3words.com

## LOCATION

The property is situated on the established Larkfield Trading Estate off New Hythe Lane in Aylesford which is to the north west of Maidstone and only 1.5 miles from junction 4 of the M20. This is a strategic location for both industrial and distribution occupiers and offers rapid communication to the national motorway network, London, the M25, Channel Ports and Tunnel. Other major occupiers in the New Hythe industrial area include TNT, Menzies Distribution, Amazon, Yodel and DFS.

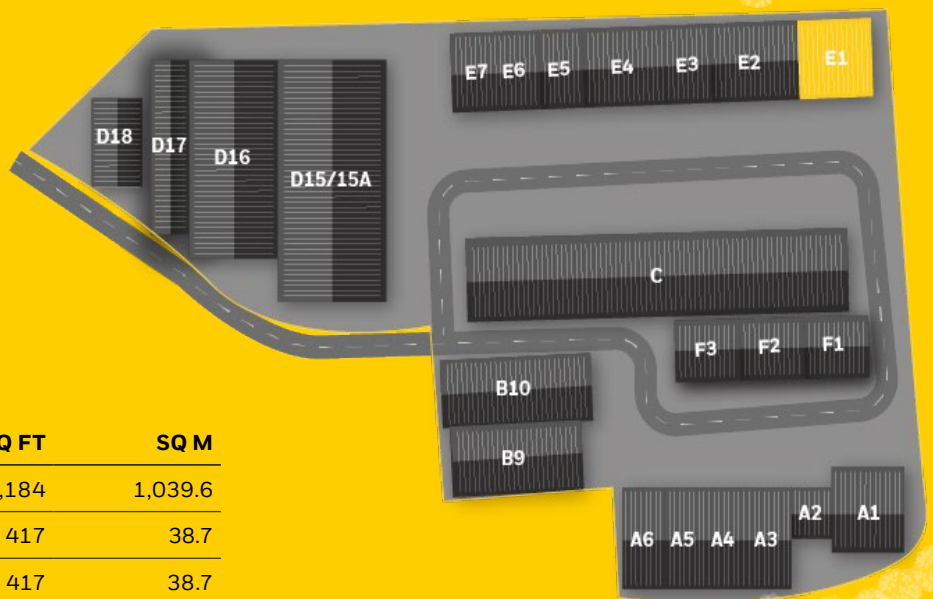
## COMMUNICATIONS

ROAD	MILES
M20 (J4)	1.5
M25 (J3)	14.9
Central London	35.5
Tilbury Docks	30.3
Port of Dover	46.5
Manston International Airport	47.0

## LARKFIELD TRADING ESTATE

The available unit is of steel construction with part brick / blockwork and part lined profile metal elevations under a pitched lined profile roof incorporating roof lights. There are 2 full height loading doors to the front accessed from the large yard area which provides parking for cars and HGVs. The unit benefits from 6m eaves, refurbished office accommodation, 3 phase power and separate male and females WCs.

UNIT E1	SQ FT	SQ M
Warehouse	11,184	1,039.6
Ground Floor Offices	417	38.7
First Floor Offices	417	38.7
<b>TOTAL</b>	<b>12,018</b>	<b>1,117</b>



### TERMS

The units are available by way of new leases on terms to be agreed.

### EPC

Upon Application.

### RENT

Upon Application.



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