

**UNIT 4 LAKE ROAD, QUARRY WOOD
INDUSTRIAL ESTATE, AYLESFORD,
KENT, ME20 7TQ**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

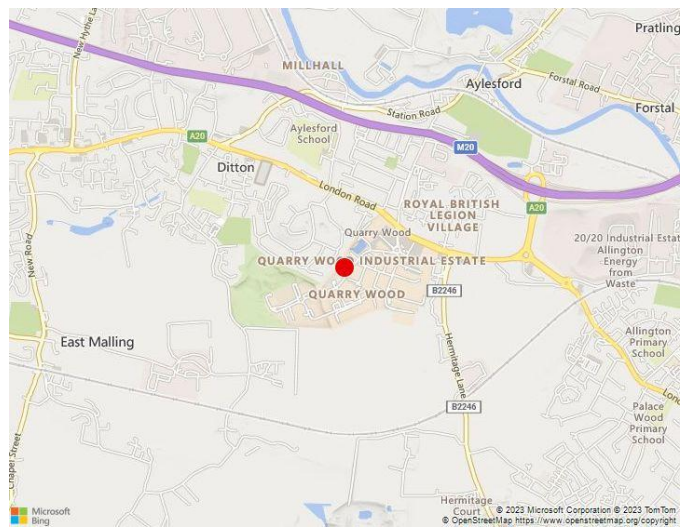


INDUSTRIAL UNIT TO LET

- £34,200 Per Annum
- GIA Of 2,339 Sq Ft
- Min Eaves Height of 4.87m rising to 6.5m
- 4 Car Parking Spaces & Loading Bay
- Good Access To The M20 Motorway
- 3-Phase Power

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

Located on the popular Quarry Wood Industrial Estate within 5 minutes of Junction 5 of the M20 providing excellent access to the Motorway network. Quarry Wood has a mixture of industrial units and retail warehousing. Occupiers include Sainsburys, Tesco, Halfords, Currys, Homebase and Screwfix.

Drive Times	Miles	Mins
Maidstone Town Centre	3.2	11
M20 J5	1	3
M25 J5	16.4	19

Description

Modern Industrial Unit with mixture of office and warehouse accomodation plus storage mezzanines, 3 phase power 4.8m eaves rising to 6.5m, undergoing refurbishment.

Accommodation

Area	Sq m	Sq Ft
Ground Floor	192.54	2,072
Mezzanines	24.78	267
Total	217.32	2,339

4 car parking spaces included.

EPC

Rating D (88)

Rateable Value

RV £24,500 @ 43.2p in the £

Rates payable £10,584 for the year 2026/27

Rent/Price

£34,200 Per Annum

Terms

To take a new lease by negotiation subject to 3 yearly upward only rent reviews.

Service charge to cover the upkeep and maintenance of the common estate.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Anti-Money laundering Regulations

To comply with UK Anti-Money Laundering Regulations, Sibley Pares is required by law to verify the identity and proof of funds of all buyers / tenants. Photographic ID, proof of address, and source of funds documentation must be provided before a sale/letting can be formally agreed or a Memorandum of Sale issued. We appreciate your cooperation to avoid delays.

Viewing

Strictly by prior appointment through the surveyors:



Mr Alex Stanford

alex.stanford@sibleypares.co.uk

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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.