



UNIT F2 SHELDON WAY

Larkfield | Aylesford | Kent | ME20 6SE

SEMI-DETACHED WAREHOUSE UNIT 16,340 SQ FT (1,518 sq m)



M20

UNDERGOING
REFURBISHMENT
(NEW ROOF)

TO LET

1.5 MILES FROM JUNCTION 4 OF THE M20



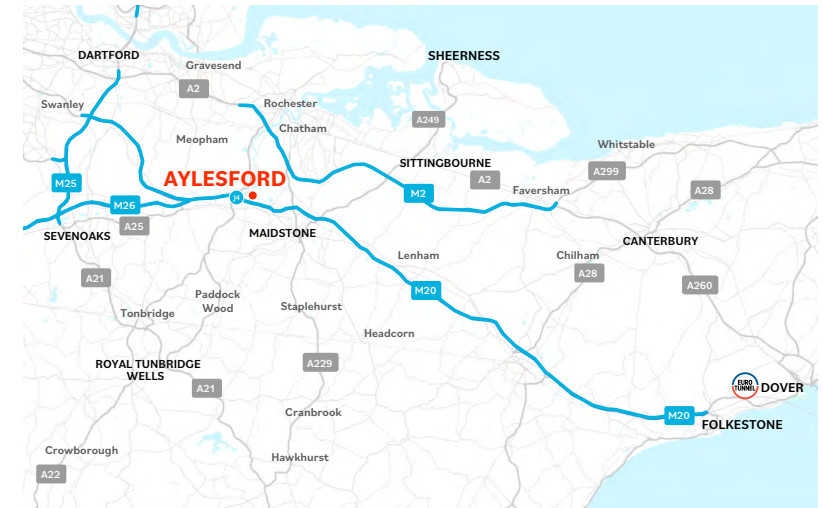
UNIT F2
SHELDON WAY

SAT NAV: ME20 6SE

Location

The premises are situated close to the New Hythe Business Park in Aylesford. The estate is approximately 1.5 miles from junction 4 of the M20 via New Hythe Lane and Leybourne Way providing quick and easy access to the M25, the national motorway network, the Channel Tunnel and ports to the South.

Other occupiers within the area include Amazon, Yodel, Brake Brothers, Menzies Distribution, KCS and Whirlpool.



Accommodation

The property comprises the following approximate gross internal areas:-

Description	sq ft	sq m
Warehouse	15,525	1,442.3
Office	815	75.7
Total	16,340	1,518.0



Description

Unit F2 is a modern semi-detached warehouse unit of steel framed construction with front loading and an ample turning circle within a secure yard.

The unit has an internal eaves height of approximately 6.2 metres.

There is ground floor office accommodation with staff facilities including kitchenette and WCs.

- Undergoing refurbishment
- New roof
- Modern warehouse
- Office accommodation
- Secure yard sufficient for turning for articulated lorries
- Internal eaves 6.2m approx



UNIT F2
SHELDON WAY

Terms

The property is available to let on full repairing and insuring terms. POA.

Service Charge

No service charge is payable.

EPC

B-rated.

Rates

The Rateable Value is to be assessed.

Viewings

Viewing strictly by prior appointment via the sole agents:



STEWART SMITH
07841 460 308
stewart.smith@ryan.com



MARK COXON
07969 973 809
mcoxon@caxtons.com

JAMES SQUIRE
07464 627302
jsquire@caxtons.com