



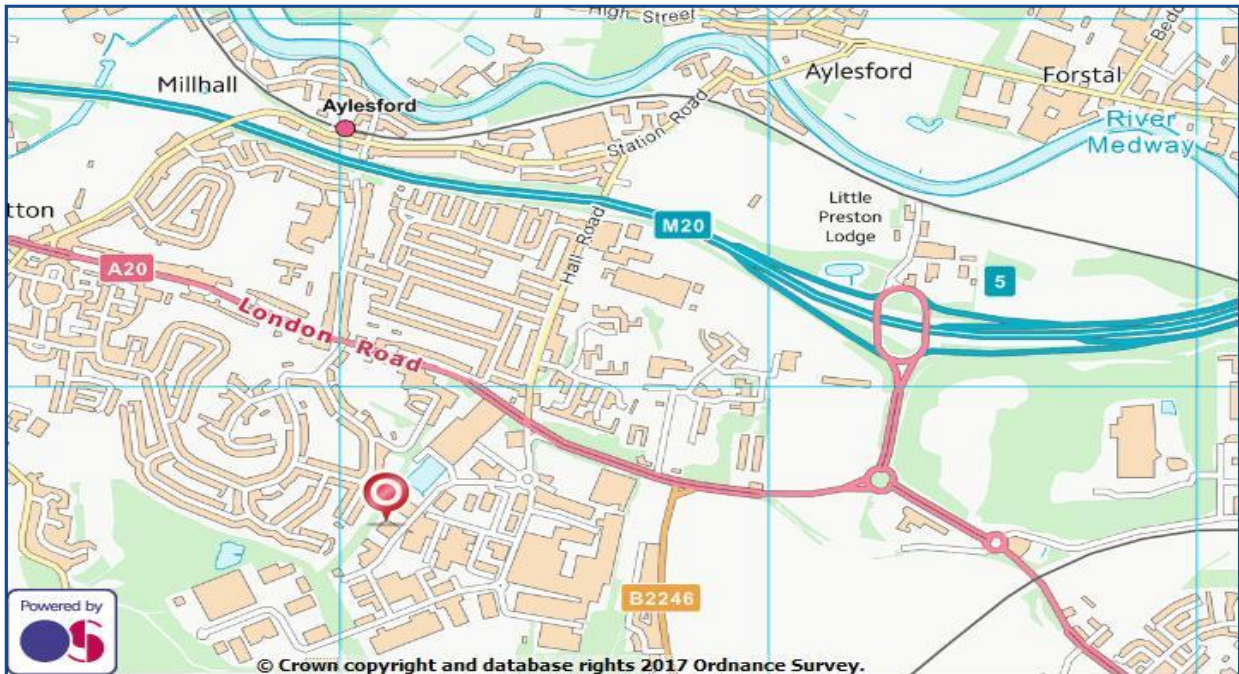
TO LET

**14, Lake Road, Quarry Wood,
Aylesford, Kent ME20 7TQ**

**3,750 sq ft
(348.38 sq m)**

B1, B8 Industrial/Warehouse Unit to Let

- Full size loading door electrically operated
- 3 phase electricity, gas
- Good sized yards
- £37,500 per annum



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

EPC

Rating C (69)

Rent

£37,500 per annum

Terms

To take a new lease by agreement on Full Repairing and Insuring terms

Service charge to cover common areas.

Rateable Value

RV £30,250 @ 46.6p in the £
Rates payable £14,096.50

(Applicants are advised to make their own enquiries of the local Borough Council)

Accommodation details

B1, B8 Industrial/Warehouse Unit

GIA 3,750 sq ft (348.38 sq m)

4.7m eaves rising to 8.9 at rear
Full size loading door electrically operated
2 personnel entrances
3 phase electricity
Gas
Good sized yards
Alarm

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

Legal Costs

Each side to bear their own legal costs

Viewing

Strictly by appointment with the agent, please contact Brian Matthews - E: bmatthews@sibleypares.co.uk



NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated

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1 Ashford Road, Maidstone, Kent ME14 5BJ

(01622) 673086 Commercial | (01622) 692206 Residential | (01622) 690243 Fax
property@sibleypares.co.uk | sibleypares.co.uk

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS | Mark Presland, BSc MA MRICS
Consultants: David Pares, MRICS | Brian Matthews, MRICS CBuildE MCABE
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