

Larkfield Mill

Bellingham Way, Aylesford, ME20 6SQ

Warehouse | 30,926 – 70,889 ft²



Corner property with
2 secure yards



Close to M20 and
New Hythe Station



6 – 8.25 m eaves
height



Secured car parking
area



Level access loading
doors



EV charging points

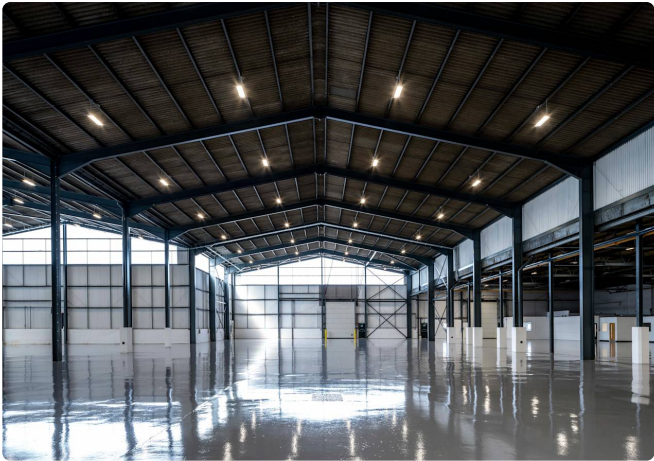
Available to Let

LastMileFirst | mileway.com

Location & Connections

Larkfield Mill is located off Bellingham Way at the New Hythe Business Park in Aylesford. The estate is easily accessible from the M20, providing direct access to the M25 and national motorway network, the Channel Tunnel and ports to the south. There are 5 bus routes linking to Maidstone, Kings Hill & Snodland, Addington, Burnham and Larkfield. The Centre of Maidstone is 30 minutes by bus. New Hythe and Aylesford stations served by Southeastern Trains on the Medway Valley Line provide a direct service to the main interchanges at Strood and Tonbridge for London connections to St Pancras and Charring Cross respectively. Strood offers peak time high speed services into St Pancras in just over 30 minutes and Thameslink services through to Luton.





Description

Unit 1a & 1b offers a 2 bay steel framed industrial/warehouse unit with profile steel clad elevations in a corner location benefiting from a large private yard offering enhanced storage or parking opportunities. Unit 3 offers a refurbished 3 bay steel framed industrial/warehouse unit with profile steel clad elevations in a corner location benefiting from dual yard areas offering enhanced storage or parking opportunities. Internally the building offers good natural light from translucent cladding panels at high level and LED lighting throughout. The clear internal height is 8.25m to the 2 main bays and 6 meters in the remainder. There is a refurbished ground floor office area with tea point to the front of the building plus WC facilities, comms room and operational office areas accessed from the warehouse.

Further information

EPC
Units 1a & 1b: C, Unit 3: B

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 1a & 1b	Warehouse	30,926	Immediately
Unit 3	Warehouse	39,963	Immediately
Total		70,889	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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