

# Larkfield Mill

Bellingham Way, Aylesford, ME20 6SQ

Warehouse | 30,926 - 39,963 ft<sup>2</sup>



Unit 1a & 1b to be refurbished



Close to M20 and New Hythe Station



6 - 8.25 m eaves height



Secure fenced and gated yards



Level access loading doors



EV charging at unit 3

Available to Let

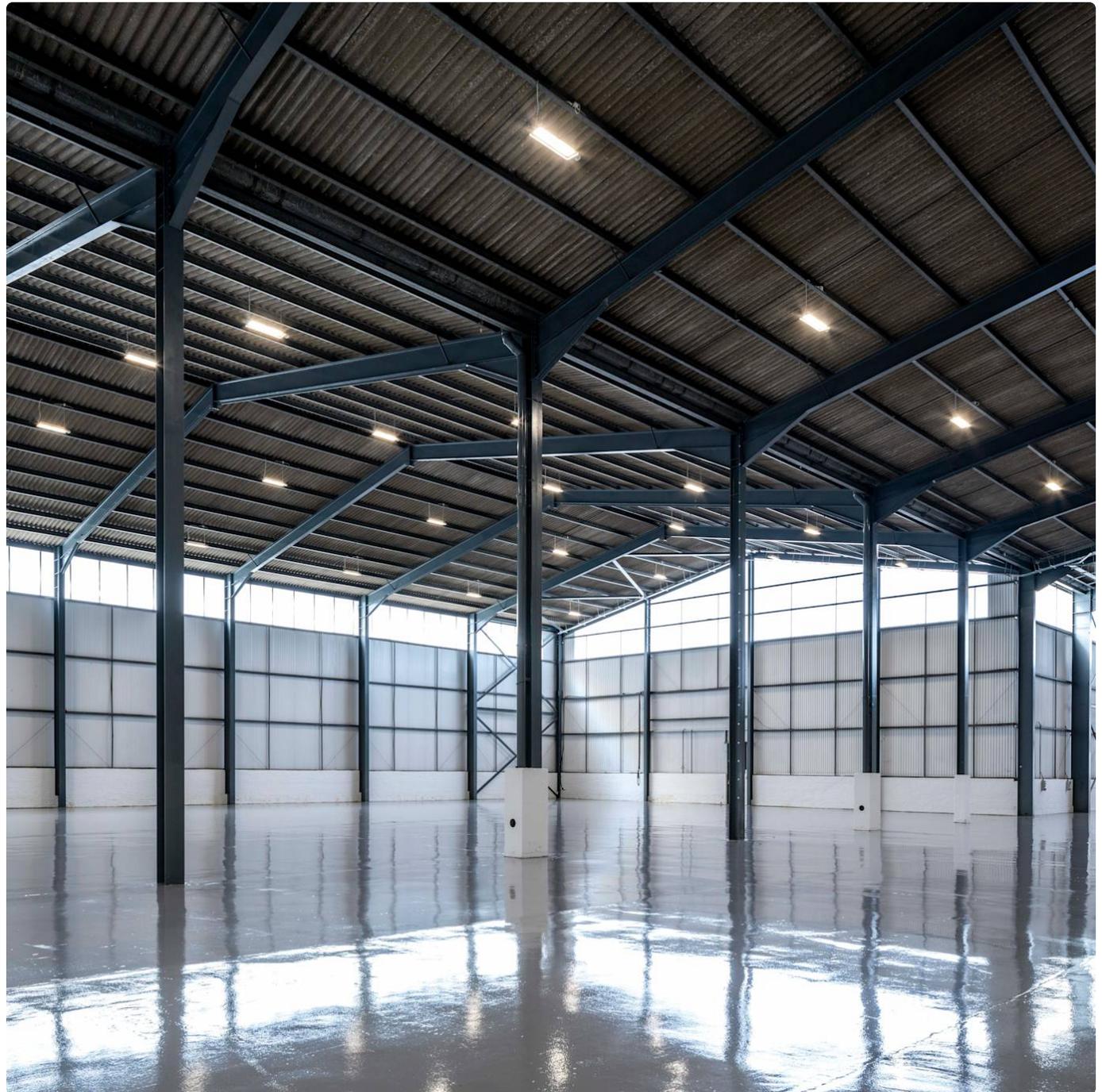


LastMileFirst | [mileway.com](https://mileway.com)

## 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 is to be refurbished and offers a 2-bay steel framed industrial/warehouse unit with profile steel clad elevations benefiting from a large secure private yard. Clear internal heights are 7m and 8m to the respective bays and the unit will benefit from a ground floor office area of c. 2,855 sq ft.

Unit 3 offers a refurbished 3 bay steel framed industrial/warehouse unit with profile steel clad elevations and high-level translucent panels in part. Occupying a corner location the unit benefits from dual secure private yard areas. Clear internal heights are 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: TBC, 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	Coming soon
Unit 3	Warehouse	39,963	Under offer
<b>Total</b>		<b>70,889</b>	

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

[Book a viewing](#)

**Gregory Giessen**  
Mileway  
southeast@mileway.com  
0203 991 3516

**Mark Coxon**  
Caxtons  
mcoxon@caxtons.com  
07969 973809

**Leah Cave**  
JLL  
leah.cave@jll.com  
07523 929301

**Peter Davidson**  
JLL  
peter.davidson@jll.com  
07920 597 574

**Stewart Smith**  
Ryan  
stewart.smith@ryan.com  
07841 460 308

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**