Undergoing refurbishment

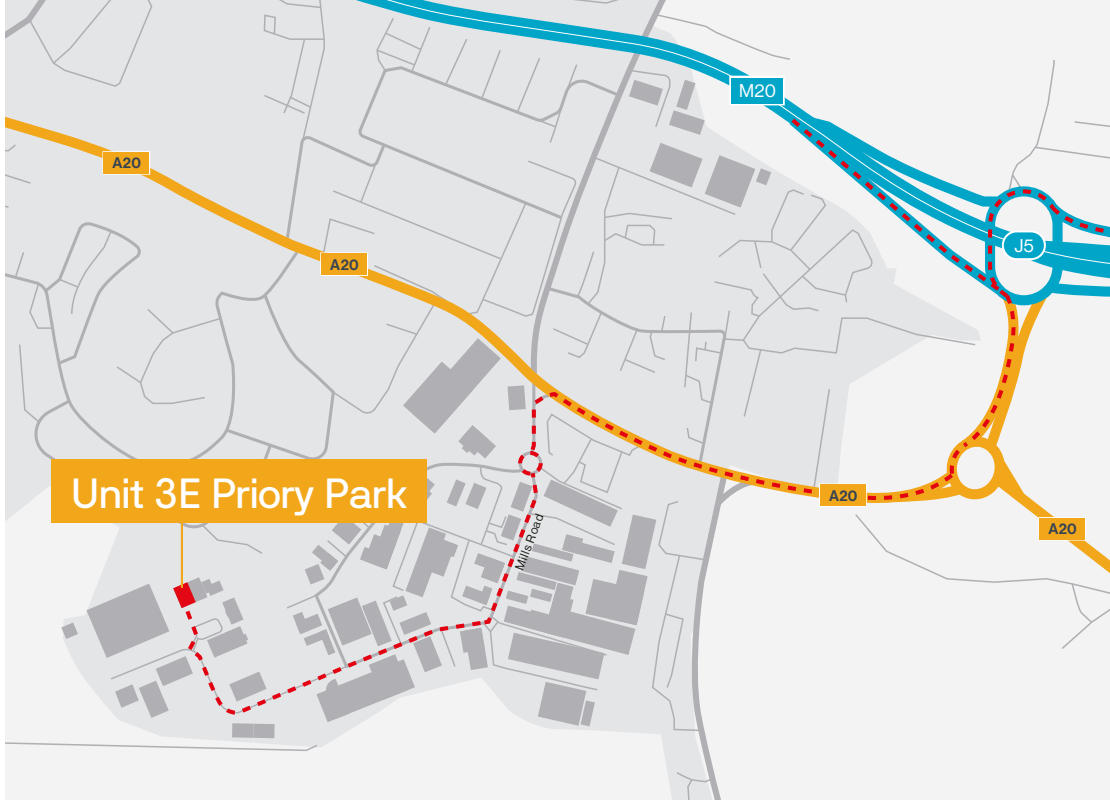
Unit 3E Priory Park

Mills Road | Aylesford | ME20 7PP

TO LET - 9,695 sq ft (901 sq m)

Semi-Detached Warehouse

- 9,695 sq ft (901 sq m) semi-detached warehouse (with office element)
- Prominent position on Priory Park, Quarry Wood Industrial Estate
- Secure gated yard and allocated parking
- Excellent access to the M20 (J5) – under 5 minutes
- Modern specification: LED lighting, 6.0m minimum eaves height
- Established commercial location with major occupiers including Tesco, Kent Police, Chubb Fire & Security, Hermes, Screwfix, and Sainsbury's
- Available on new FRI lease



Aylesford is a well-connected town in Kent, approximately 30 miles south-east of London and just 3.5 miles north-west of Maidstone.

The property benefits from:

- **M20 (J5):** 1.3 miles (under 5 minutes)
- **M2 / M25:** quick links to the wider South East road network
- **Rail:** Aylesford and Maidstone stations nearby, with regular services to London
- **Airports:** Gatwick (40 miles), London City (32 miles)

Priory Park is a modern business environment constructed in the mid-2000s, forming part of the larger Quarry Wood Industrial Estate. Surrounding occupiers include retail warehouse, trade counter, and logistics operators, creating a vibrant and established employment hub.

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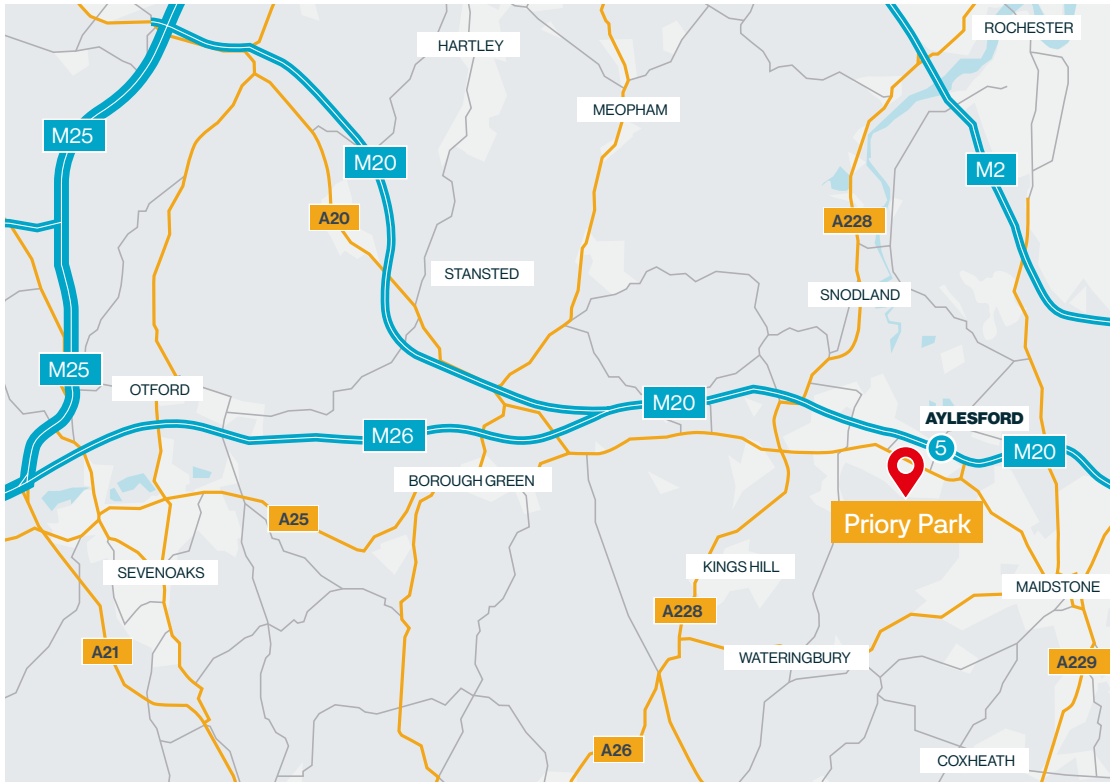

Refurbished space on a proven estate

Description

Unit 3E is a semi-detached warehouse of steel portal frame construction with profile cladding. The property is undergoing a comprehensive refurbishment to provide modern, efficient accommodation with upgraded finishes.

Refurbishment works include:

- **New LED lighting throughout**
- **Internal redecoration and repairs**
- **Modernised office accommodation (details to be inserted)**
- **External improvements including yard and car parking areas**

Features include:

- **Approx. 6.0m minimum eaves height**
- **Full height loading doors**
- **Secure palisade-fenced yard**
- **Dedicated parking**
- **24/7 access**

Accommodation (GIA)

Warehouse:	8,888 sq ft	825.70 sq m
Offices:	807 sq ft	74.97 sq m
Total:	**9,695 sq ft**	**(900.67 sq m)**

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Tenure

The property is available To Let on a new full repairing and insuring lease following completion of refurbishment.

Rent

On application. Please contact the letting agents for quoting terms.

Service Charge

A service charge is levied for estate maintenance and services. Further details on request.

Business Rates

Rateable Value: [to be confirmed via VOA following refurbishment].

EPC

An updated EPC will be provided on completion of refurbishment.

VAT

All figures quoted are exclusive of VAT.

Viewing & Further Information

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