

# 6

Unit 6  
Burnt Ash  
Trade Park

Quarry Wood  
Aylesford  
ME20 7XB

# To Let

Fully  
Refurbished



**Fully Refurbished Trade Counter/Warehouse**  
**5,270 sq ft (489.60 sq m)**

- Full height loading door
- 7 metre eaves height
- 3 phase power
- EPC Rating : B29



**Description**

This fully refurbished semi-detached unit is of steel portal frame construction with part brick / blockwork and part lined profile metal cladding under a single pitched insulated roof incorporating translucent rooflights.

**Location**

Burnt Ash Trade Park forms part of the Quarry Wood Industrial Estate and is situated at the northern end of Mills Road close to South Aylesford Retail Park, Sainsburys supermarket and several car dealerships. Other occupiers on the estate include Rubix, Carpets4Less, EPMS, Lancaster UK, Screwfix and Rexel. The property is approximately 1 mile from Junction 5 of the M20 which provides good links to the national motorway network, London and the Channel Tunnel / Ports.

**Accommodation:** The ground floor warehouse totals **5,270 sq ft** (489.60 sq m) GIA.



**Terms:** The property is available to let on full repairing and insuring terms.

**Rateable Value:** £61,500 with effect from 1 April 2026. Interested parties are however advised to make their own enquiries with the local authority.

**Service Charge:** The service charge is levied by the landlord to cover the cost of maintenance of the estate.



**VAT:**  
Applicable

**Viewing & Further Information**

**Stephen Richmond:** 07771 900682  
stephen.richmond@ryan.com

**Christopher Birch:** 07976 681951  
christopher.birch@ryan.com

**Legal Fees:**  
Each party to bear their own costs

**EPC Rating:**  
B(29)

**Ryan**  
01322 285 588  
ryan.com/agency