



UNIT 4

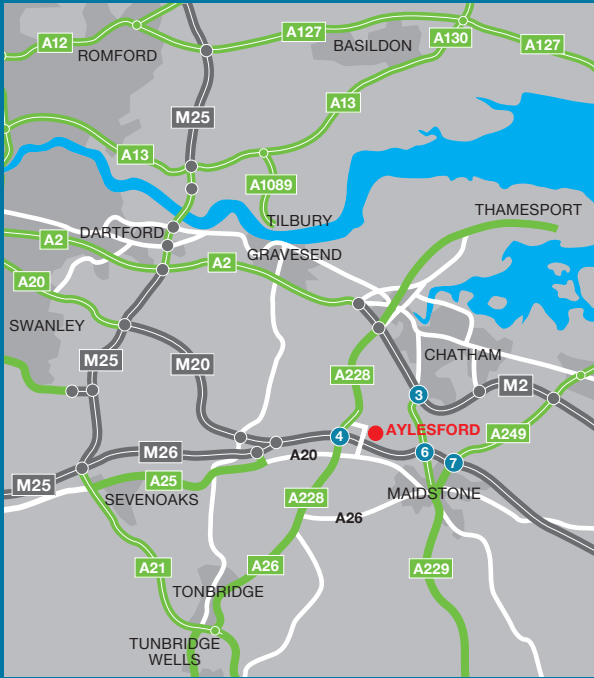
LINK 20 BELLINGHAM WAY

AYLESFORD | KENT ME20 6SP

UNDER REFURBISHMENT

**DETACHED WAREHOUSE UNIT
ON A SECURE SELF-CONTAINED SITE**

TO LET | 19,592 sq ft (1,821 sq m)



LOCATION

Link 20 sits within the established New Hythe Business Estate and within 1.5 miles of M20 junction 4 via the A228 which also links with the M2 junction 2. The estate supports excellent access to the well-established local and regional markets of Maidstone, the Medway Towns as well as the M25 and national motorway network, Channel Tunnel and Ports.

DRIVE TIMES

	mins	miles
New Hythe Station	3	1
M20 J4	6	1.5
Maidstone	16	7.7
M25 J3	22	15
Sevenoaks	31	13.4
Dartford Tunnel	31	21
Eurotunnel Terminal	44	37

Source: Google maps

DESCRIPTION

Unit 4 will be fully refurbished presenting to a high quality self-contained industrial/warehouse unit. The property benefits from a steel frame clear span construction with first floor and ground floor offices, along with kitchen and toilet amenities.

Features include:

- 7m eaves
- 2 full height loading doors
- Secure yard
- New LED lighting
- XX car parking spaces



ACCOMMODATION

Ground floor warehouse	15,636 sq ft	1,453 sq m
Ground floor and first floor office	1,978 sq ft	184 sq m
	1,978 sq ft	184 sq m
Total	19,592 sq ft	1,821 sq m



TERMS

Available upon request.

VIEWING

For further information please contact the joint sole agents:



JAMES COGGLE

james.coggle@realestate.bnpparibas
07469 403283

ANNABEL DALBY

annabel.dalby@realestate.bnpparibas
07917 249117



MARK COXON

mcoxon@caxtons.com
07969 973809

JAMES SQUIRE

jsquire@caxtons.com
07464 627302

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2025