

UNIT AA
ST MICHAELS CLOSE
FORSTAL INDUSTRIAL ESTATE
AYLESFORD
ME20 7BU

SEMI-DETACHED WAREHOUSE / INDUSTRIAL UNIT
6,049 SQ FT / 562 SQ M
TO LET



FULLY REFURBISHED



6.4M EAVES



SEMI-DETACHED UNIT



2 ROLLER SHUTTER LOADING DOORS



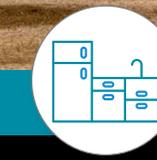
24/7 ACCESS



GROUND & FIRST FLOOR OFFICES



AMPLE PARKING



KITCHENETTE



PV ROOF PANELS & EV CHARGERS

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DESCRIPTION

A MODERN SEMI-DETACHED INDUSTRIAL/WAREHOUSE UNIT.

The unit is of steel portal frame construction with profile steel cladding/brickwork elevations under pitched profile steel clad roof with two storey offices at the front.

The unit has recently been significantly refurbished and is now available to occupy.

LOCATION

Aylesford is approximately 33 miles south east of Central London, 35 miles west of the Channel Tunnel and 44 miles west of Dover. St Michaels Close forms part of an established commercial area for industrial, logistics and warehousing. It is 1.5 miles from junction 6 of the M20 and A229 both of which provide excellent access to the M2, M26 and M25 motorways.

Other occupiers on the estate and in the immediate vicinity include DX, Encon Insulation, Travis Perkins, Sasco Sauces, Waitrose, Volvo and FedEx.





ACCOMMODATION

Approximate gross external areas:

	sq ft	sq m
Ground Floor	5,339	496
First Floor	710	66
TOTAL	6,049	562



LOCAL OCCUPIERS

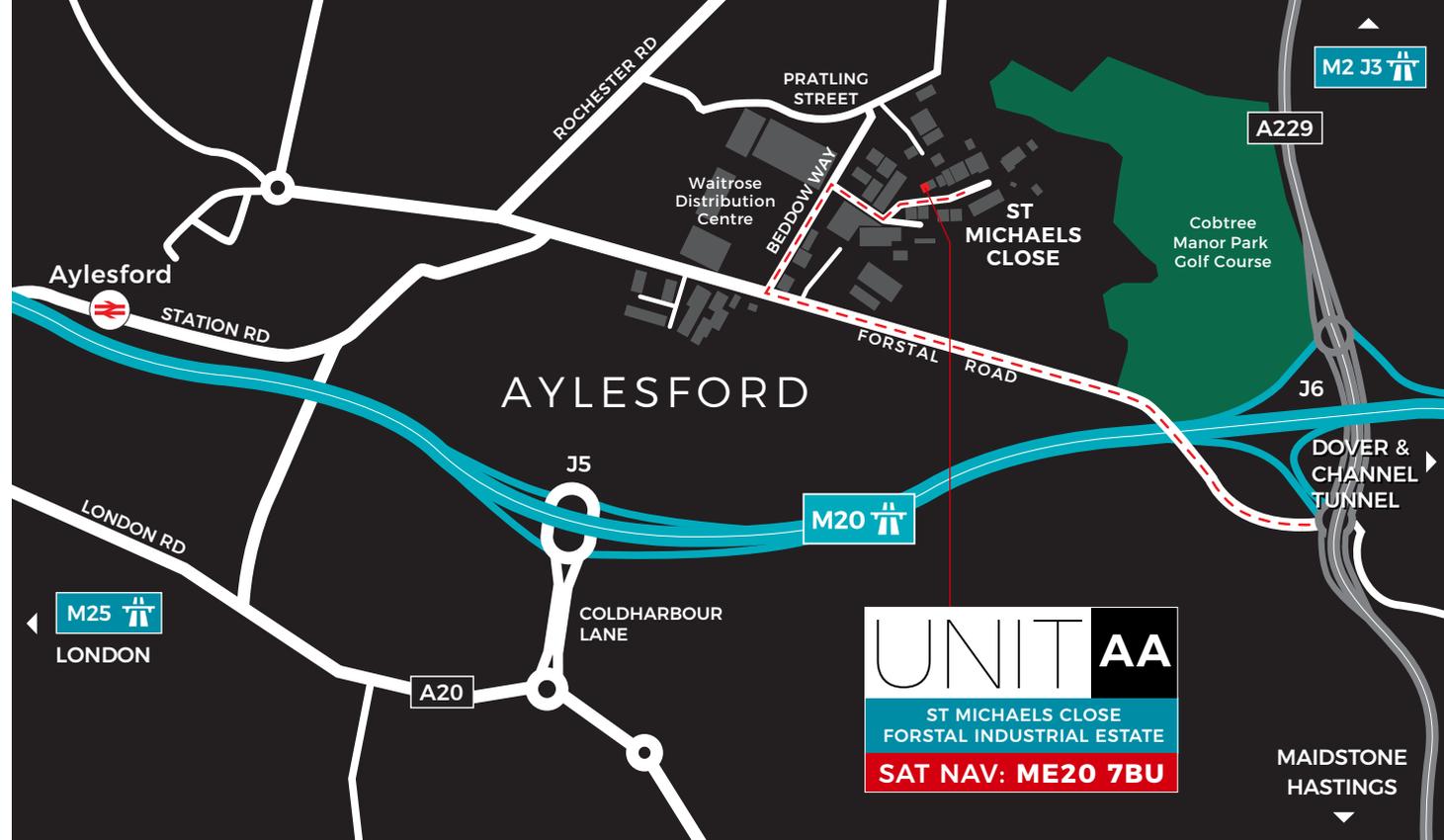
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|--------------------|---------------------|--------------------------------|--------------------------------|-------------------|
| 1 Network Services | 4 Master Auto Glass | 7 FedEx | 10 Kent County Council | 13 Travis Perkins |
| 2 Encon Insulation | 5 Abel & Cole | 8 Waitrose Distribution Centre | 11 PTS Plumbing Trade Supplies | |
| 3 Sasco Sauces | 6 MEP | 9 Dulux | 12 Volvo | |

REFURBISHMENT WORKS



Works completed include:

- NEW PROFILE METAL SHEET ROOF
- EXTENSIVE UPGRADE OF THE GROUND AND FIRST FLOOR OFFICES INCLUDING NEW CEILINGS, FLOOR COVERINGS, LIGHTING AND POWER PROVISION
- EPOXY WAREHOUSE FLOOR
- NEW POWERED SECTIONAL DOORS
- NEW LED LIGHTING TO WAREHOUSE
- REPLACEMENT OF THE EXTERNAL CLADDING
- REPAIR OF THE YARD



REFURBISHMENT: EPC A+



Following refurbishment the unit is carbon neutral in operation and includes;

- PHOTOVOLTAIC PANELS (PV) TO ROOFS (PROVIDING YOUR OWN POWER)
- EV CHARGING POINTS



TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

To be assessed. Interested parties are advised to make their own enquiries with Maidstone Borough Council.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

For further information and viewings contact:



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