

# AYLESFORD BUSINESSPARK

ST MICHAELS CLOSE KENT ME20 7US

UNIT 4  
(7,171 sq.ft)





# ABOVE AND BEYOND...



## LOCAL OCCUPIERS

① WAITROSE DISTRIBUTION CENTRE

② FEDEX UK

③ TRAVIS PERKINS

④ CITY ELECTRICAL FACTORS

⑤ HONDA

⑥ HARLEY DAVIDSON

⑦ OFFSET PRODUCTIONS

⑧ NATIONAL WINDSCREENS

# AYLESFORD BUSINESS PARK

AYLESFORD BUSINESS PARK is an exciting modern development comprising 7 flexible trade and warehouse units. The scheme offers cutting edge, energy saving technologies, enabling a reduction of carbon emissions by 35% (compared to a 2013 Building Regs warehouse).

Aylesford is approximately 33 miles south east of central London. The scheme is situated on St Michaels Close adjacent to the Waitrose Distribution Centre on the corner of Beddow Way.

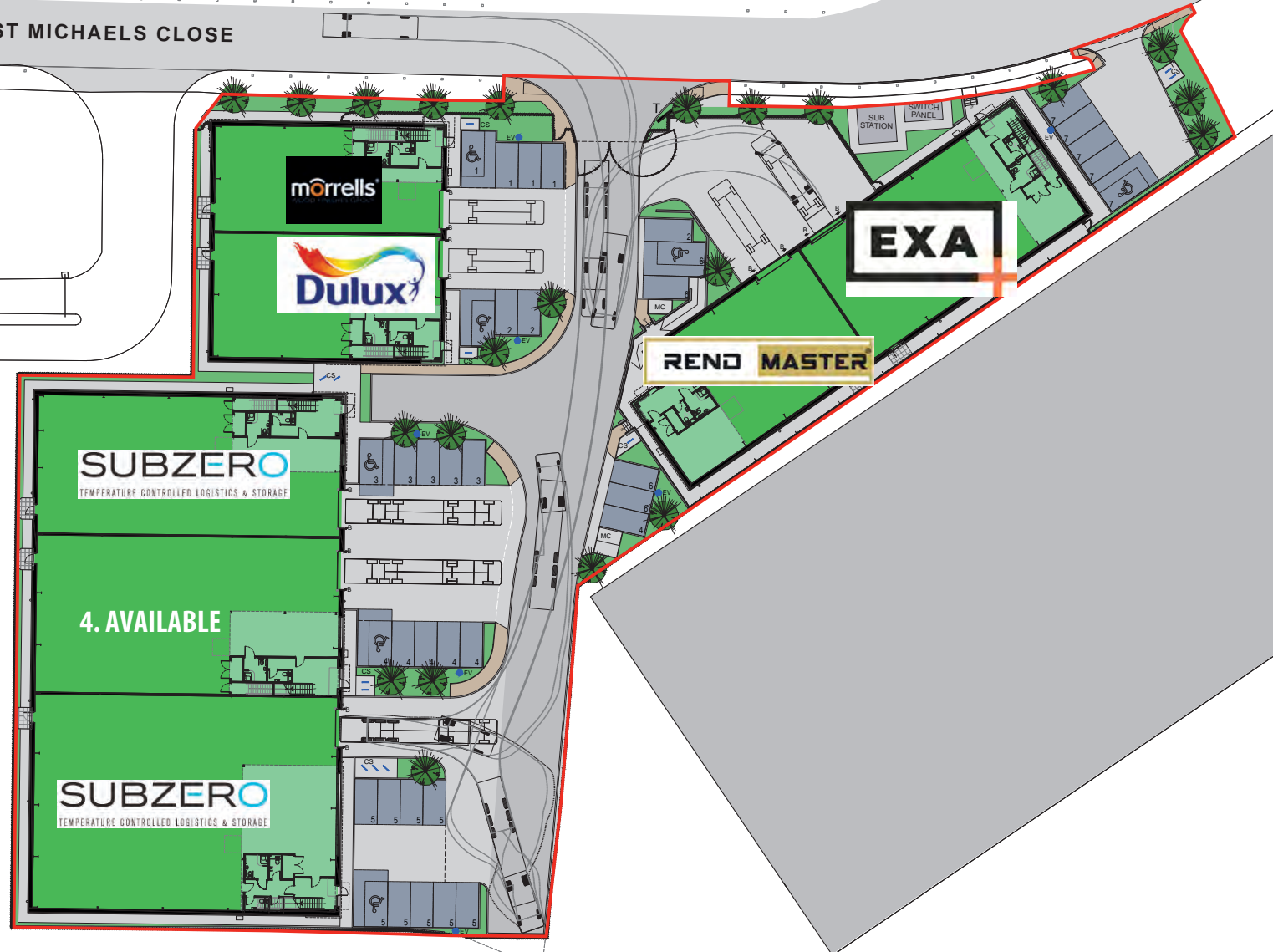
Situated 1.5 miles from Junction 6 of the M20 and the A229, Aylesford Business Park is located within an established commercial location for trade, industrial and logistic warehousing. Junction 5 of the M20 is located less than 2.5 miles from the development, offering an alternative direct route to access the motorway infrastructure.



ST MICHAELS CLOSE

SIZE MATTERS...

BEDDOW WAY



UNIT	SQ M (GEA)	SQ FT (GEA)	STATUS
1	354	3,809	LET TO MORRELLS
2	404	4,348	LET TO DULUX
3	601	6,465	LET TO SUB ZERO
4	666	7,171	AVAILABLE

UNIT	SQ M (GEA)	SQ FT (GEA)	STATUS
5	928	9,993	LET TO SUB ZERO
6	435	4,688	LET TO REND MASTER
7	513	5,518	LET TO EXA INFRASTRUCTURE UK SERVICES LIMITED
<b>TOTAL</b>	<b>3,901</b>	<b>41,992</b>	

# ALTOGETHER DIFFERENT...



## SPECIFICATION

- BREEM 'Very Good'
- EPC Rating A
- 6.5m clear underside of haunch for Units 1, 2, 6 and 7
- 8.0m clear underside of haunch for Units 3, 4 and 5
- Maximum height to undercroft to maximise working space
- 37.5 kN/m<sup>2</sup> minimum warehouse floor loading
- Electrically operated sectional overhead doors
- Grade A fitted offices, fully carpeted and heated
- Entrance lobbies with ceramic tiles, satin stainless steel ironmongery, vertical radiators and walnut veneered solid doors





# GREEN NATURALLY...



## ECO- INITIATIVES



35 % improvement in CO<sub>2</sub> emissions over 2103 buldings regulations requirements



Highly insulated, airtight building envelopes in excess of current building regulation requirements



Roof mounted voltaic panels



12 - 15% roofl ights in the warehouse to ensure unencumbered natural light



Electric car charging points



Motion sensitive LED lighting with daylight controls



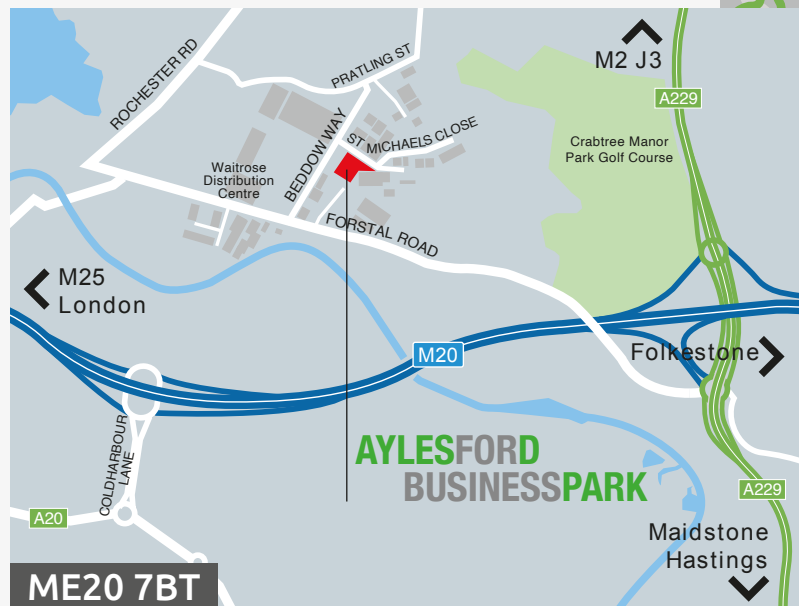
# PRIME LOCATION...

Aylesford Business Park is located on the corner of St Michaels Close and Beddow Way, on the well established Forstal Road Industrial Estate in Aylesford, Kent.

The scheme is approximately 0.5 miles from Aylesford town centre and 1.5 miles from Junction 6 of the M20 motorway. The M20 provides direct access to the M25 and national motorway network to the north, as well as the Channel Tunnel and ports to the south. The A229 provides access into the Medway towns.

## Travel distances

Aylesford Town Centre	0.5 miles
M20 J6	1.5 miles
M2 J3	3 miles
Maidstone	3 miles
M26 J2	10 miles
M25 J3&5	18 miles
Dartford Crossing	21 miles
London Thamesport	23 miles
Central London	33 miles
Folkestone	38 miles
Dover	45 miles



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