

AVAILABLE
Q4 2025

TO LET

6,662 - 14,075 ft²



UNDER
REFURBISHMENT



SECURE
FENCED YARD



ACCESS TO
J5 M20



INDICATIVE IMAGE



www.ipif.com/aylesford

INDUSTRIAL / WAREHOUSE UNITS TO LET

QUARRYWOOD INDUSTRIAL ESTATE
MILLS ROAD, AYLESFORD, KENT ME20 7NA

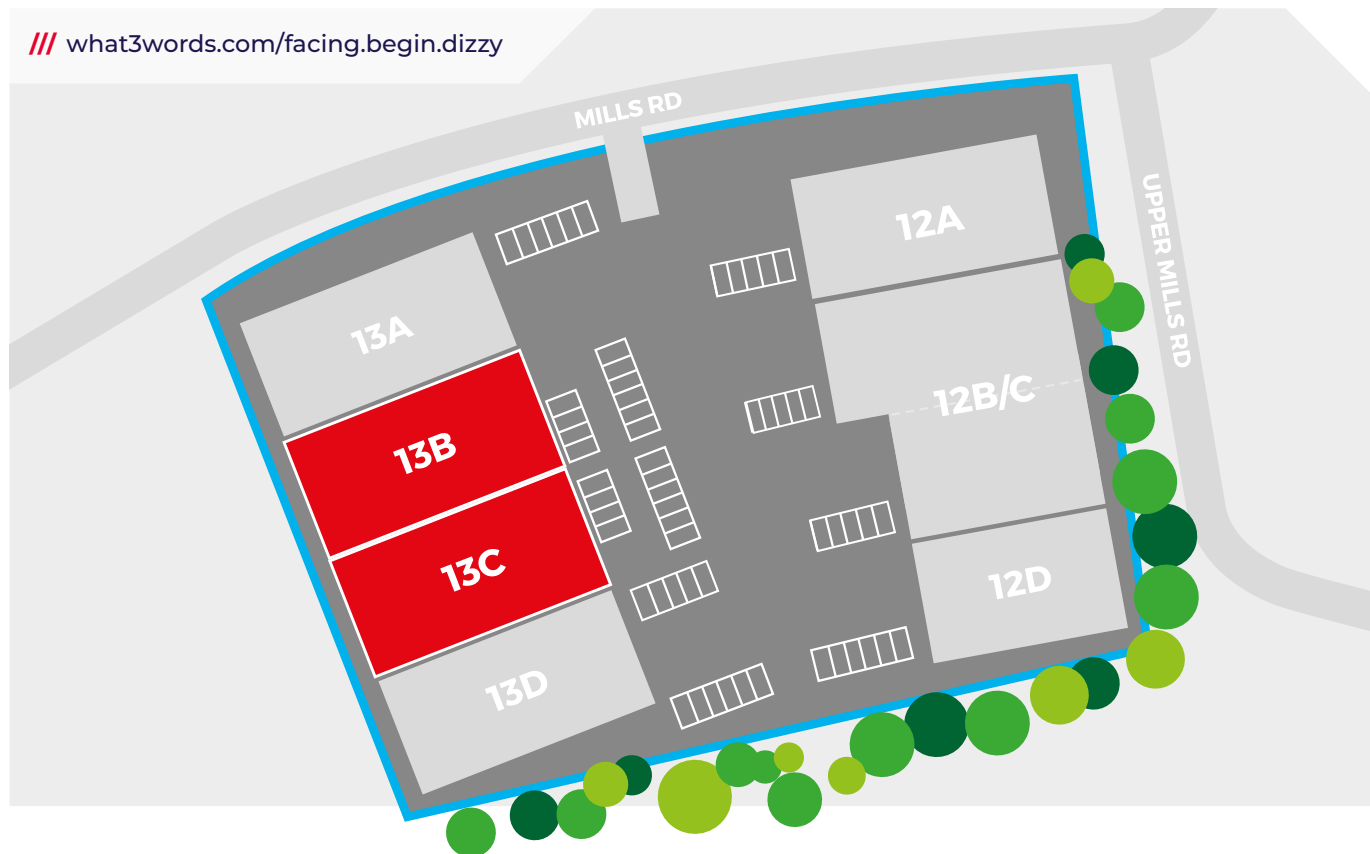
IPIF

QUARRYWOOD INDUSTRIAL ESTATE

MILLS ROAD, AYLESFORD,
KENT ME20 7NA



/// what3words.com/facing.begin.dizzy



DESCRIPTION

The properties are being comprehensively refurbished throughout. They are of steel frame construction with part brick/block and part profile metal clad elevations under a brand new insulated pitched roof.



AVAILABLE
SEPARATELY
OR COMBINED



FULL HEIGHT
ELECTRIC
LOADING DOORS



7.25M EAVES
HEIGHT RISING
TO 8.22M



SECURE
PALISADE FENCED
YARD



3 PHASE
POWER &
LED LIGHTING



AIR-CONDITIONED
OFFICES WITH
WC FACILITIES

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 13B	FT ²	M ²
Warehouse	5,929	551
Ground/First Floor Offices	1,484	138
TOTAL	7,413	689
UNIT 13C	FT ²	M ²
Warehouse	5,687	528
Ground Floor Offices	975	91
TOTAL	6,662	619
UNITS 13B & C	FT ²	M ²
COMBINED TOTAL	14,075	1,308

INDICATIVE IMAGES OF QUARRYWOOD REFURBISHMENTS



LOCATION

The property is situated on Mills Road on the established Quarrywood Industrial Estate. The Estate is within 1 mile of Junction 5 of the M20 which provides good transport links to the national motorway networks, Channel Tunnel and Ports.



ME20 7NA

/// [what3words.com/facing.begin.jazzy](https://www.what3words.com/facing.begin.jazzy)



LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the Landlord

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