



## Unit 1E & 1F Deacon Trading Estate

Forstal Road, Aylesford, Maidstone, ME20 7SP

### Warehouse / Industrial Units - Under Refurbishment

**6,477 to 13,024 sq ft**  
(601.73 to 1,209.97 sq m)

- 5.96m eaves height
- 3 phase power
- 2-storey offices
- Parking and loading area
- Full height loading door
- Separate WCs
- Large yard / parking to front with potential to secure
- EPC: Targeting B

## Summary

<b>Available Size</b>	6,477 to 13,024 sq ft
<b>Rent</b>	Rent on application
<b>Rateable Value</b>	£102,000 Interested parties are advised to make their own enquiries with Tonbridge & Malling Borough Council.
<b>Service Charge</b>	Details upon request
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

A purpose built double unit currently under refurbishment of steel portal frame construction with profile steel cladding and brickwork elevations with an eaves height of 5.96m rising to 7.72m. The units have 2-storey office accommodation to the front and benefit from a substantial concrete forecourt.

## Location

Maidstone is located 35 miles south east of London and 40 miles west of the Channel Ports. Deacon Trading Estate is situated approximately 1 mile west of junction 6 of the M20 motorway and is therefore highly accessible to the national motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1E - GF Warehouse & Office	5,924	550.36
1st - Floor Offices	553	51.38
Unit - 1F - GF Warehouse & Office	5,990	556.49
1st - Floor Office	557	51.75
<b>Total</b>	<b>13,024</b>	<b>1,209.98</b>

## Terms

The units are available to let individually or combined on new full repairing and insuring leases for a term to be agreed.



## Viewing & Further Information



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