



## Former ATS Centre

Forstal Road, Aylesford, ME20 7SB

### Rare Freehold Property Available With Vacant Possession

**3,473 sq ft**  
(322.65 sq m)

- Vacant Possession
- Prominent Unit With Excellent Roadside Frontage
- Former Workshop Suitable for Alternative Uses Subject to Planning Permission
- 0.19 Acre Site Area
- OIEO £600,000 excl, VAT invited on an unconditional basis

## Summary

<b>Available Size</b>	3,473 sq ft
<b>Price</b>	Offers in excess of £600,000
<b>Rates Payable</b>	£23,760 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£49,500
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached single storey workshop building providing a combination of workshop, reception and ancillary accommodation. The original building provides a two-bay workshop with approx. 4.7m eaves and a reception and waiting area and mezzanine above, together with a later extension providing a further two workshop bays with approx. 4.8m eaves and additional storage accommodation. Externally, the property benefits from a forecourt area to the front providing parking for approximately 8 cars.

## Location

The subject property is located in a prominent corner location on the busy main road to Aylesford, approximately one and a half miles north west of junction 6 of the M20 Motorway. The area comprises a number of industrial estates and is immediately adjacent to the Waitrose distribution depot.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 392:

Name	sq ft	sq m	Availability
Ground - Workshop	1,523	141.49	Available
Ground - Reception/WC	341	31.68	Available
Ground - Staffroom/WC	209	19.42	Available
Ground - New Workshop/Store	1,400	130.06	Available
<b>Total</b>	<b>3,473</b>	<b>322.65</b>	

## Terms

Offers in excess of £600,000 exclusive of VAT are invited for the freehold interest with vacant possession.

## Tenure

The property is available freehold with vacant possession.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



## Viewing & Further Information

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Depot

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0x

S

Mast

EI Sub Sta

FORSTAL ROAD

EI Sub Sta

5.7m +  
Filling Station

Works

Cottage Industrial Estate

PO

Garage

Forstal

Mud

MLW

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