



Warehouse / Industrial

TO LET

Denmark Trade Park

Beddow Way, Aylesford, Kent ME20 7AS

Under Construction - New Trade Counter /
Warehouse Units with Main Road Frontage

Size 2,200 to 4,400 sq ft (204.39 to 408.77 sq m)

Completion July 2019

Key Points

- 7.5m (25ft) eaves rising to 9m (30ft)
- 4.8m high loading doors
- 7 car parking spaces per unit
- Consent for mezzanine floors
- M20 Junction 6 less than 1 mile
- Units available separately or combined

Location

Denmark Trade Park is a new development comprising 3 trade counter / warehouse units situated within the established Forstal Road Estate. Access is via Beddow Way and the units front Forstal Road which provides direct access to Junction 6 of the M20 within 1 mile. The M20 provides access to the M25 junctions 3 & 5 circa 20 miles to the west and the Channel Tunnel and Ports within 30 miles to the east. Maidstone town centre is within 3 miles.

Other occupiers nearby include CEH Plant Hire, GAP Plant Hire, Travis Perkins, City Electrical Factors and Waitrose.

Description

The units comprise a single terrace of 3 warehouse / trade counter units of steel frame, profile metal cladding and roof lights with an eaves height of 7.5m (25ft) rising to the rear to 9m (30ft). Each unit benefits from a 4.8m high loading door, 2 storey fully glazed personnel entrance, 3 phase power, capped drainage and mains services, 7 designated car parking spaces per unit and loading to the front.

Accommodation

Approximate gross internal areas:

	Sq Ft	Sq M	Parking Spaces	
Unit 1	3,680	342.00	10	LET
Unit 2	2,200	204.38	7	Available
Unit 3	2,200	204.38	7	Available

Terms

Units are available either separately or combined on a new full repairing and insuring lease for a term to be agreed.

Rent

Annual rent £14.50 per sq ft.
Rent exclusive of any other outgoings and VAT

EPC

An EPC will be provided upon completion.

Rent

Annual rent £14.50 per sq ft
Rent exclusive of any other outgoings

Business Rates

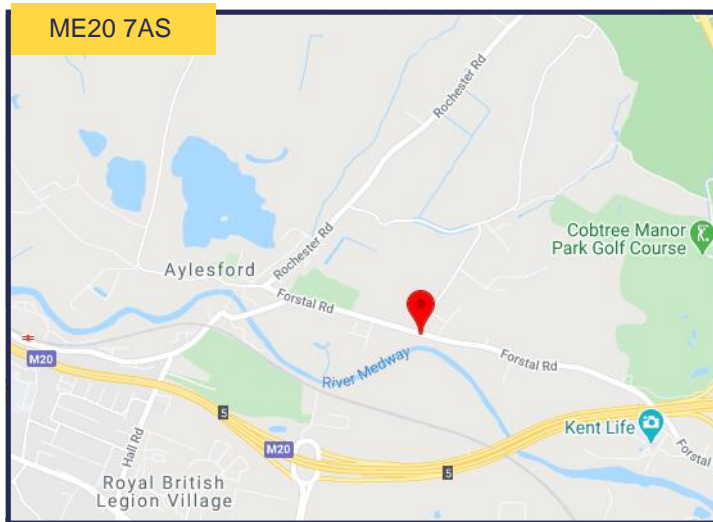
The tenant will be responsible for paying the business rates to Tonbridge and Malling Borough Council and should make their own enquires direct.

Service Charge

There will be a service charge for the upkeep of the common parts of the estate. Further details available upon request.

Legal Costs

Each party to bear its own costs.



Graham Starling

01622 672233
07710 199901
gs@martinewaghorn.co.uk



Robert Martine

01622 672233
07812 164698
rmm@martinewaghorn.co.uk

www.martinewaghorn.co.uk