

# Workshop & Yard To Let

**CORE**  
COMMERCIAL  
01892 834483 

3b, Old Mill Lane

## AYLESFORD

Maidstone  
Kent ME20 7DT

### Location

Located north of Aylesford off Forstal Road, Beddow Way & Pratling Street. 1.5 miles to junction 6 of the M20 motorway.

### Description

A steel portal framed workshop and separate offices. 14'10" eaves height (20'5" peak). LED lights. 3 phase power. Wide sliding access doors. Concrete / tarmac yard with lighting. Heavy duty roller access gates and secure site.

Workshop	3,858
Offices	<u>920</u>
	<b>4,778 sqft</b>

Total gated site area **23,700 sqft** (0.54 ac)

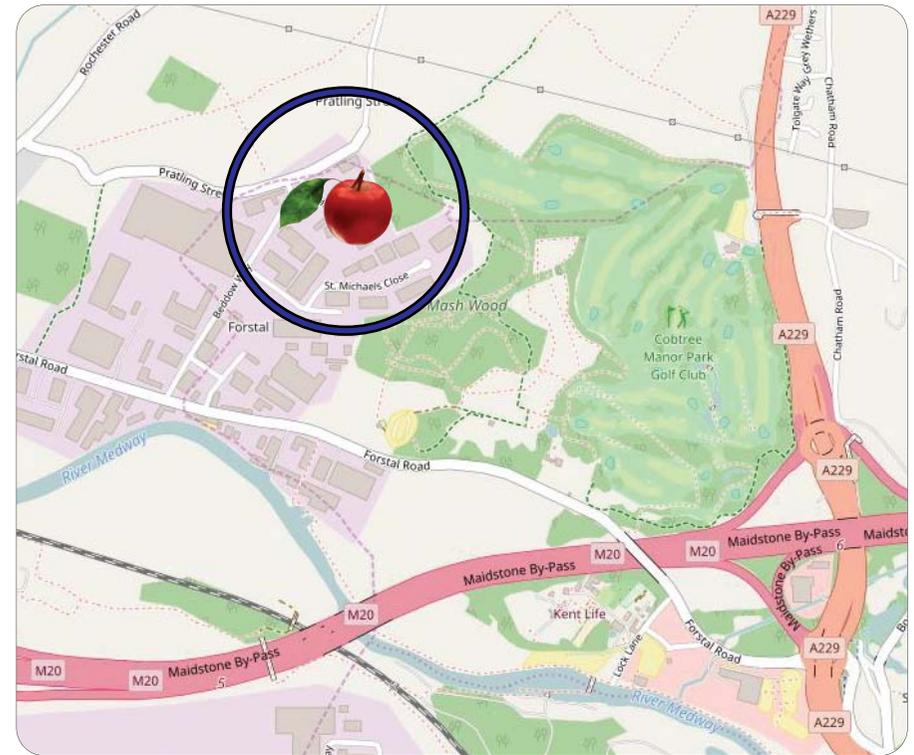
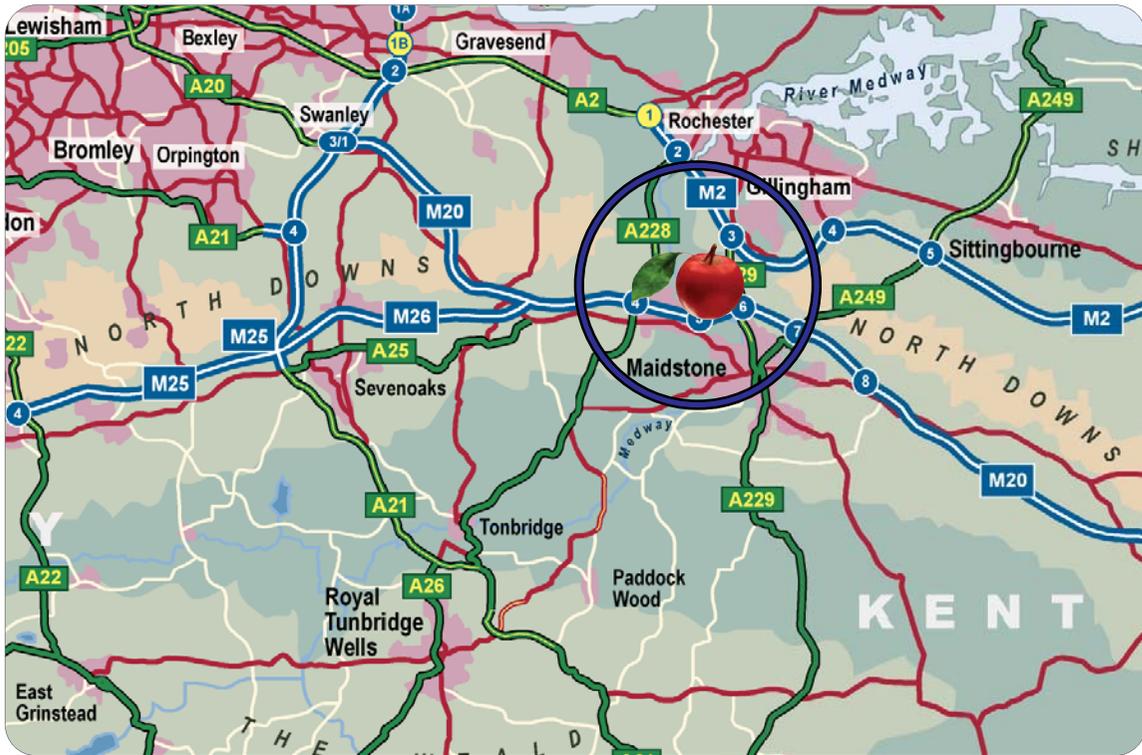
### Terms

To Let at **£62,000** pa plus VAT. Assumed rates payable for 2019/20 £17,185 pa. (Rateable Value £35,000).

## Rent Reduced Available NOW!

**4,800 sqft**  
**Half acre site**



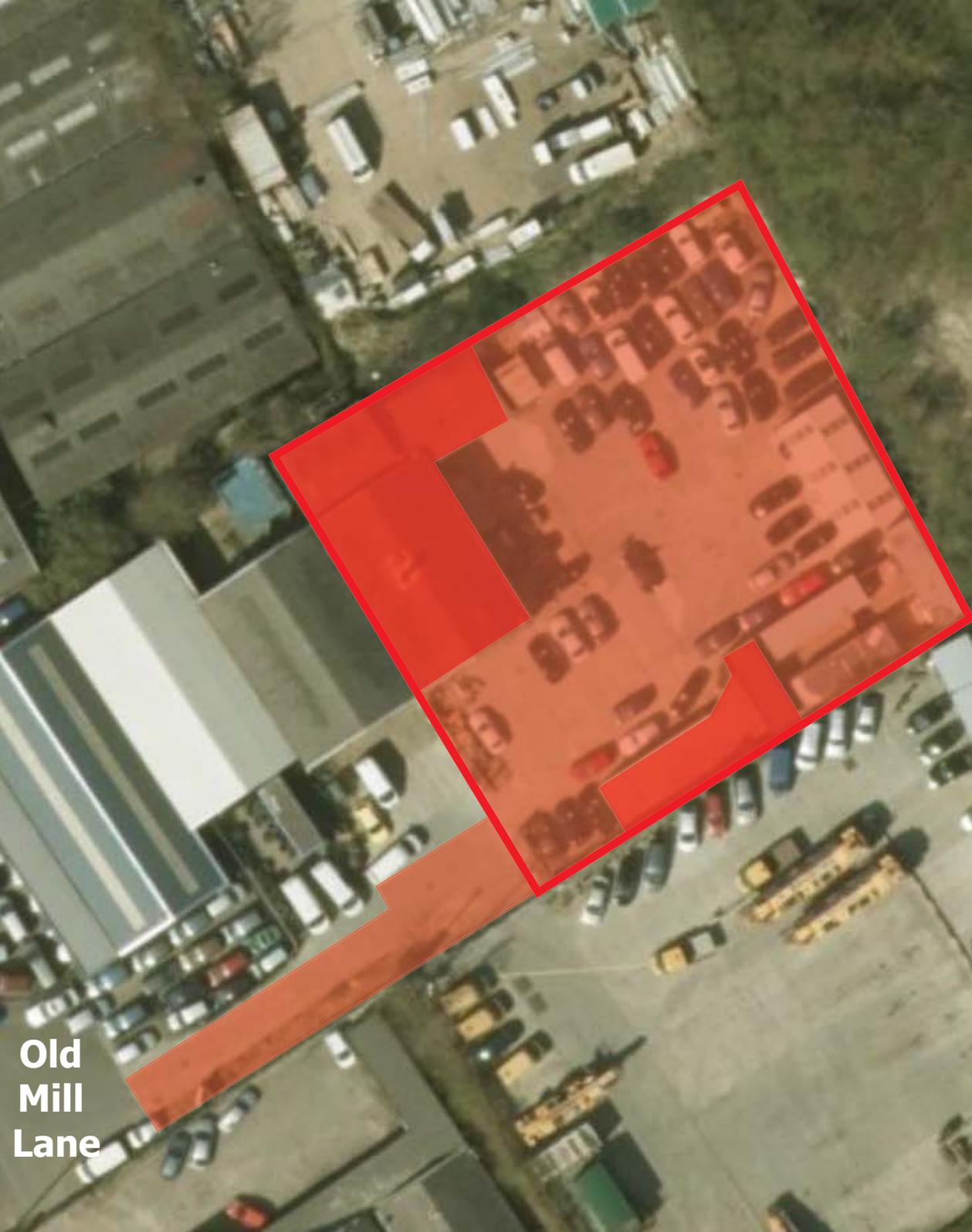



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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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Old  
Mill  
Lane