

Workshop (part let) For Sale



4 Old Mill Lane
Aylesford

MAIDSTONE
Kent ME20 7DH

Location

Located north of Aylesford off Forstal Road, Beddow Way and Pratling Street, 1.5 miles from junction 6 of M20 motorway.

Description

A steel portal frame factory with lined asbestos cement cladding. 10% roof lights. 13'1" eaves height (18' peak). 3 phase power. Fluorescent lighting. Integral offices. Mezzanine stores. Toilets. Covered loading.

| | Sqft |
|-----------------|-------|
| Vacant Workshop | 7,085 |
| Offices & ancil | 741 |
| Mezz & lean-to | 723 |
| | 8,549 |

| | |
|-----------------|--------------|
| Tenant Workshop | 4,250 |
| Offices & mezz | 445 |
| | <u>4,695</u> |

13,244 sf

Terms

For sale freehold as a whole: Offers over **£800,000** (£60 psf!), plus VAT, subject to contract. May split.

Est. rental value vacant part: £55,600 pa.

Letting to service garage at **£26,000 pa** on 6 year lease from July 2016 outside 1954.

Review and tenant break in July 2019.

(Rateable Values Vacant: £31,350 and service garage: £23,750)

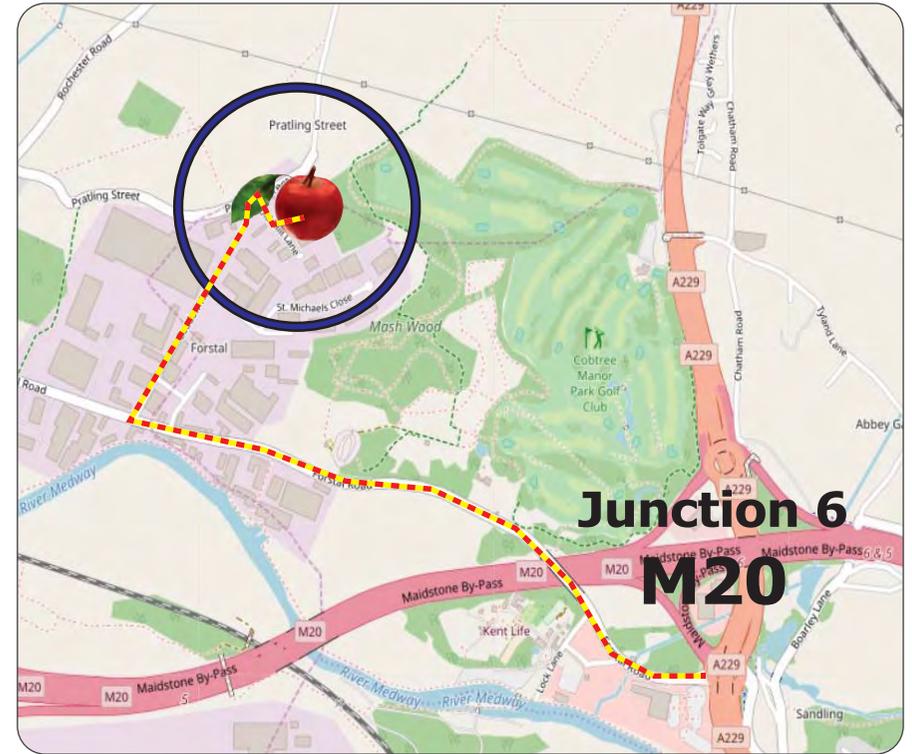
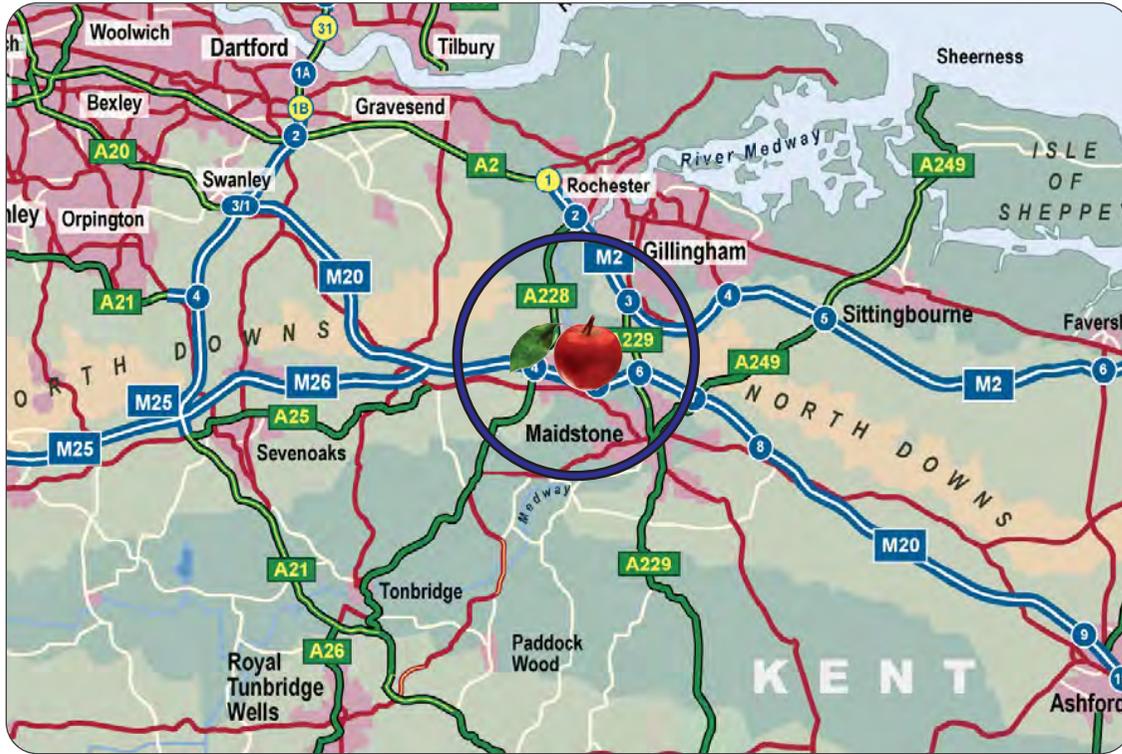
Price reduced:

Offers over **£800,000** (£60 psf)

9.6% Net Initial Yield based on rental value



13,244 sqft




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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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