

# Euroway INDUSTRIAL PARK

JUNCTION 5 M20

WOOD CLOSE, MILLS ROAD  
QUARRY WOOD, AYLESFORD  
MAIDSTONE KENT ME20 7UB



**ADJACENT TO THE ESTABLISHED EUROWAY MOTOR PARK**



MODERN  
WAREHOUSE  
ACCOMMODATION  
TO LET

6,900 - 16,300 sq ft  
(641 - 1,514 sq m)

# Euroway INDUSTRIAL PARK

WOOD CLOSE, MILLS ROAD  
QUARRY WOOD, AYLESFORD  
MAIDSTONE KENT ME20 7UB



## LOCATION

Modern warehouses located adjacent to Euroway Motor Park on the Quarry Wood Industrial Estate approximately one mile from Junction 5 of the M20.

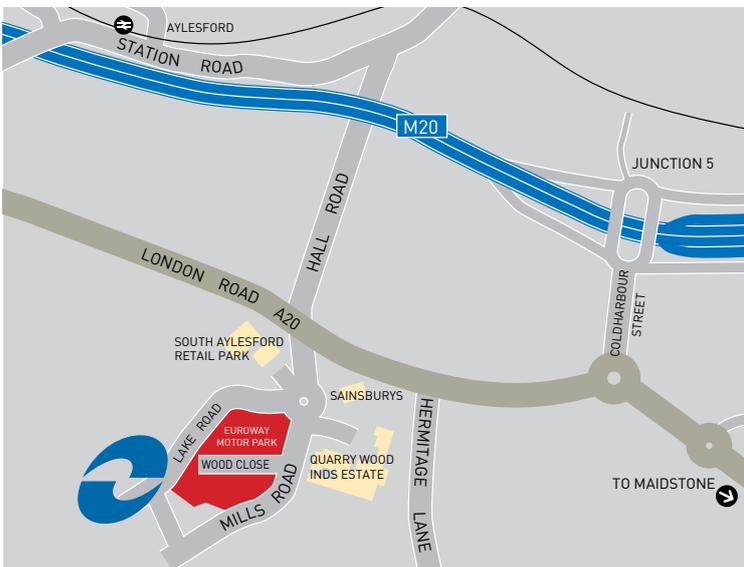
## DESCRIPTION

- 6.1 metres to eaves
- 35 kN/m<sup>2</sup> warehouse floor loading capacity
- Loading doors 4.05 metres high x 3.7 metres wide
- Separate loading and ample car parking areas
- Brick and glazed office elevations
- Fitted offices at first floor (ability to increase at ground floor level)
- Excellent natural light
- Attractive landscaped environment

## AVAILABLE ACCOMMODATION

Unit	Warehouse sq ft	Offices sq ft	Total sq ft (sq m)	Lorry Spaces	Car Spaces
6	6,150	790	6,940 (645)	3	6
7	6,140	790	6,930 (644)	3	6
9	6,420	960	7,380 (685)	3	19*
10	7,980	960	8,940 (830)	4	12

\*NB Potential for additional parking/compound.



Other units EPC's available on request.

**Energy Performance Certificate**  
Non-Domestic Building

Unit 10, Euroway  
Wood Close  
Quarry Wood  
Maidstone  
ME20 7UB

Certificate Reference Number:  
0494-3053-0087-0400-1201

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc/](http://www.commercial.gov.uk/epc/).

**Energy Performance Asset Rating**

More energy efficient

**A+** 66

**A** 62

**B** 55-60

**C** 51-55

**D** 45-50

**E** 39-44

**F** 34-38

**G** 29-33

Less energy efficient

**Technical information**

Heating system: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 125  
Building complexity: B2  
B2C: 100

**Benchmarks**

Buildings similar to this one can have ratings as follows:  
If newly built: 66  
If typical of the building stock: 78

**TERMS**  
Upon application to joint agents.

**VIEWING**  
Upon application to joint agents.

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