



## **Unit 2 Britannia Business Park**

Quarry Wood Estate, Mills Road, Aylesford, ME20 7NT

**Freehold unit with excellent  
parking**

**3,250 sq ft**  
(301.93 sq m)

- 9 car spaces
- 3 phase power
- 6m eaves
- Full height loading door
- M20 junction 5 within 1 mile

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## Summary

<b>Available Size</b>	3,250 sq ft
<b>Price</b>	Offers in the region of £525,000
<b>Rates Payable</b>	£19,200 per annum The purchaser should make their own enquires direct with Tonbridge & Malling Borough Council
<b>Rateable Value</b>	£40,000
<b>VAT</b>	VAT payable at the prevailing rate
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (56)

## Description

The property is a mid-terraced unit of steel portal frame with part profile insulated metal cladding and part brick/blockwork elevations under a pitched insulated metal cladding roof with intermittent roof lights. The warehouse has the benefit of a manual full height loading door, lighting, wc's, kitchen and upvc double glazed entrance door and windows. Externally there is loading in front of the loading door and parking for 9 cars.

## Location

The property is situated within the established Quarry Wood Estate which includes Euroway Motor Park, Burnt Ash Trade Park, retail park and Sainsburys supermarket. The property is accessed off the A20 with the M20 junction 5 within 1 mile, junction 3&5 within 18 miles to the west and Channel Tunnel, Ports within 30 miles to the east.

## Accommodation

The accommodation comprises the following areas:

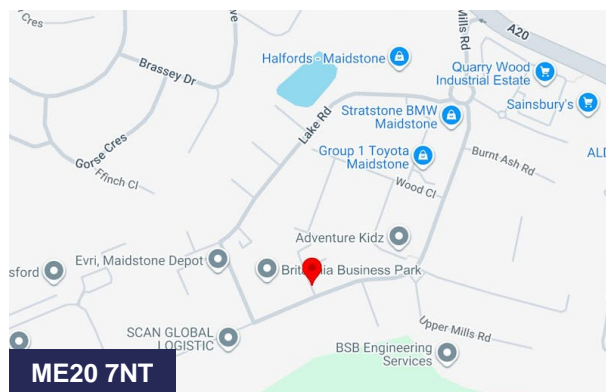
Name	sq ft	sq m
Ground - Warehouse	3,250	301.93

## Terms

The property is available by way of a freehold. (Consideration may be given to a new lease, further information upon application)

## Anti-Money Laundering Regulations

We are under a legal obligation to comply with the Anti-Money Laundering Regulations to obtain proof of the purchaser's identity prior to solicitors being instructed.



## Viewing & Further Information



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