

Unit 19 2M Trade Park

Beddow Way, Aylesford, Kent, ME20 7BT



Industrial / Warehouse Unit TO LET

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Key Features

- 7m eaves height rising to 8.8m.
- EPC "A" (19)
- CCTV, Intruder Alarm, Access Control
- 37.5 kN / m² floor loading
- Forecourt with 5 designated car parking spaces
- Class E, B2, B8 & Trade Counter Use

Description

TO LET - Industrial unit with parking and office

The property is a modern construction, mid-terrace industrial unit with profile sheet cladding, roof lights, LED lighting. There is a well fitted reception office plus kitchen and wc. Externally the property has a forecourt with 5 dedicated car parking spaces plus loading bay.

The unit is situated on the established 2M Trade Park with neighbouring occupiers include, City Electrical Factors, Edmundson Electrical and Tool Station and is conveniently located close to Junction 6 of the M20 motorway giving excellent connectivity.



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Accommodation

The unit is a mid-terrace modern industrial unit on phase II of the popular 2M Trade Park, and was constructed in 2019. The unit itself is primarily open plan warehouse accommodation plus contains a well fitted reception office office, kitchen, a DDA compliant WC.

It is also fitted with CCTV and Intruder Alarm systems, alongside access control to the office and loading door. The unit also benefits from 3 phase power, high bay LED lighting, a suspended ceiling, an electric shutter door, WIFI and trunking.

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Warehouse GIA	1,719	159.7
(GIA inc. Office, Kitchen, w/c)		
Total	1,719	159.7

Eaves = 7m rising to 8.8m at the rear

Parking - There are 5 allocated car parking bays plus loading to the front of the unit.

Use Class

Class E, B2, B8 & Trade Counter

EPC

EPC: A (19)

Rateable Value

Rateable Value £22,000 @ 49.9p in the £

Rates payable £10,978 for the year 2025 / 2026

Rent

£28,500 Per Annum Exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Legal Costs

Each side to bear its own legal and professional costs

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Location

2M Trade Park is located on the corner of Forstal Road and Beddow Way on the well established Forstal Road Industrial Estate in Aylesford, Kent. The scheme is approximately 0.5 miles from Aylesford town centre and one mile from Junction 6 of the M20 motorway.

The M20 provides direct access to the M25 and national motorway network to the North, as well as the Channel Tunnel and ports to the South. The A229 provides access to the Medway Towns.

What3Words Location:-

<https://w3w.co/honeybees.driveway.magnitude>

For all Viewings and Enquiries contact:



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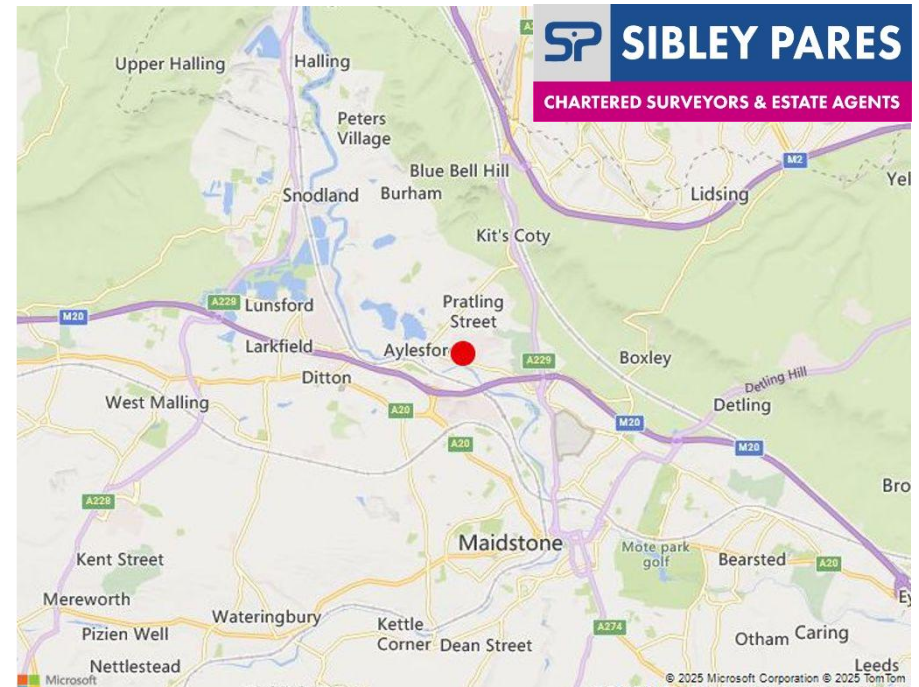


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