



**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 6,477 - 13,024 SQ FT (601.71 - 1,209.93 SQ M)**

**Unit 1E & 1F, Deacon Industrial Estate, Forstal Road, Aylesford, Kent, ME20 7SP**

**DESCRIPTION**

A purpose built double unit currently under refurbishment of steel portal frame construction with profile steel cladding and brickwork elevations with an eaves height of 5.96m rising to 7.72m. The units have 2-storey office accommodation to the front and benefit from a substantial concrete forecourt.

**LOCATION**

Maidstone is located 35 miles south east of London and 40 miles west of the Channel Ports. Deacon Trading Estate is situated approximately 1 mile west of junction 6 of the M20 motorway and is therefore highly accessible to the national motorway network.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Unit 1E Ground Floor Warehouse & Office	5,924	550.34
Unit 1E First Floor Offices	553	51.37
Unit 1f Ground Floor Warehouse & Office	5,990	556.47
Unit 1F First Floor Office	557	51.75
<b>TOTAL</b>	<b>13,024</b>	<b>1,209.93</b>

**AMENITIES**

- 5.96m eaves height
- 3 phase power
- 2-storey offices
- Parking and loading area
- Full height loading door
- Separate WCs
- Large yard / parking to front with potential to secure
- EPC: Targeting B

**RENT**

On application.

**RATES**

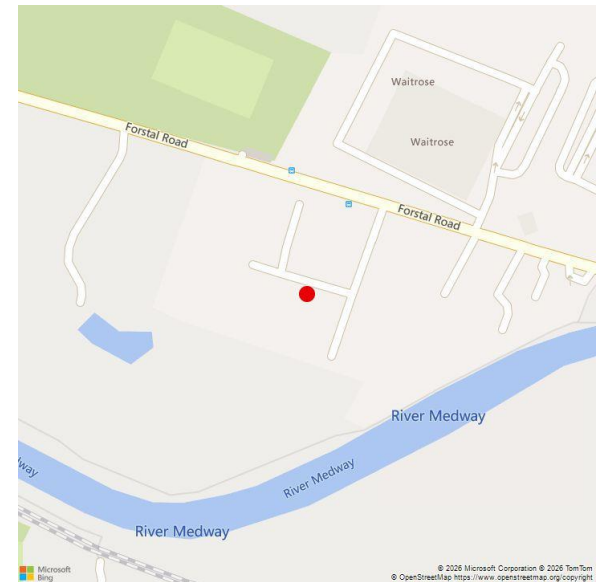
Interested parties are advised to make their own enquiries with Tonbridge & Malling Borough Council. Service Charge: Details upon request

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01322 285588**

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