



MODERN INDUSTRIAL / WAREHOUSE UNIT ON A SECURE SITE 19,956 SQ FT (1,854 SQ M)

TO LET



CGI image

UNDER REFURBISHMENT



DETACHED



4 ROLLER SHUTTER DOORS



GROUND & FIRST FLOOR OFFICES



6.4M EAVES



LARGE SECURE FENCED YARD



24/7 ACCESS

UNIT E/F

ST MICHAELS CLOSE
FORSTAL INDUSTRIAL ESTATE

AYLESFORD
ME20 7BU

M20
J5

M20
J6

FORSTAL RD

St Michaels
Close

Cobtree Manor Park
Golf Course

Pratling Street



**MODERN INDUSTRIAL / WAREHOUSE UNIT ON A SECURE SITE.
AVAILABLE TO OCCUPY FROM Q3 2025.**

CGI image

DESCRIPTION

The unit is of steel portal frame construction with profile steel cladding / brickwork elevations under pitched profile steel clad roof with two storey offices at the front.

The unit is to be refurbished and will be available to occupy from Q3 2025.

LOCATION

Aylesford is approximately 33 miles south east of Central London, 35 miles west of the Channel Tunnel and 44 miles west of Dover. St Michaels Close forms part of an established commercial area for industrial, logistics and warehousing. It is 1.5 miles from junction 6 of the M20 and A229 both of which provide excellent access to the M2, M26 and M25 motorways.

Other occupiers on the estate and in the immediate vicinity include DX, Encon Insulation, Travis Perkins, Sasco Sauces, Waitrose, Volvo and FedEx.



ACCOMMODATION

Approximate gross external areas:

	sq ft	sq m
Ground Floor	18,503	1,719
First Floor	1,453	135
TOTAL	19,956	1,854





M20

M20
J5

FORSTAL RD

Beddow Way

Pratling Street

St Michaels
Close

E/F

LOCAL OCCUPIERS

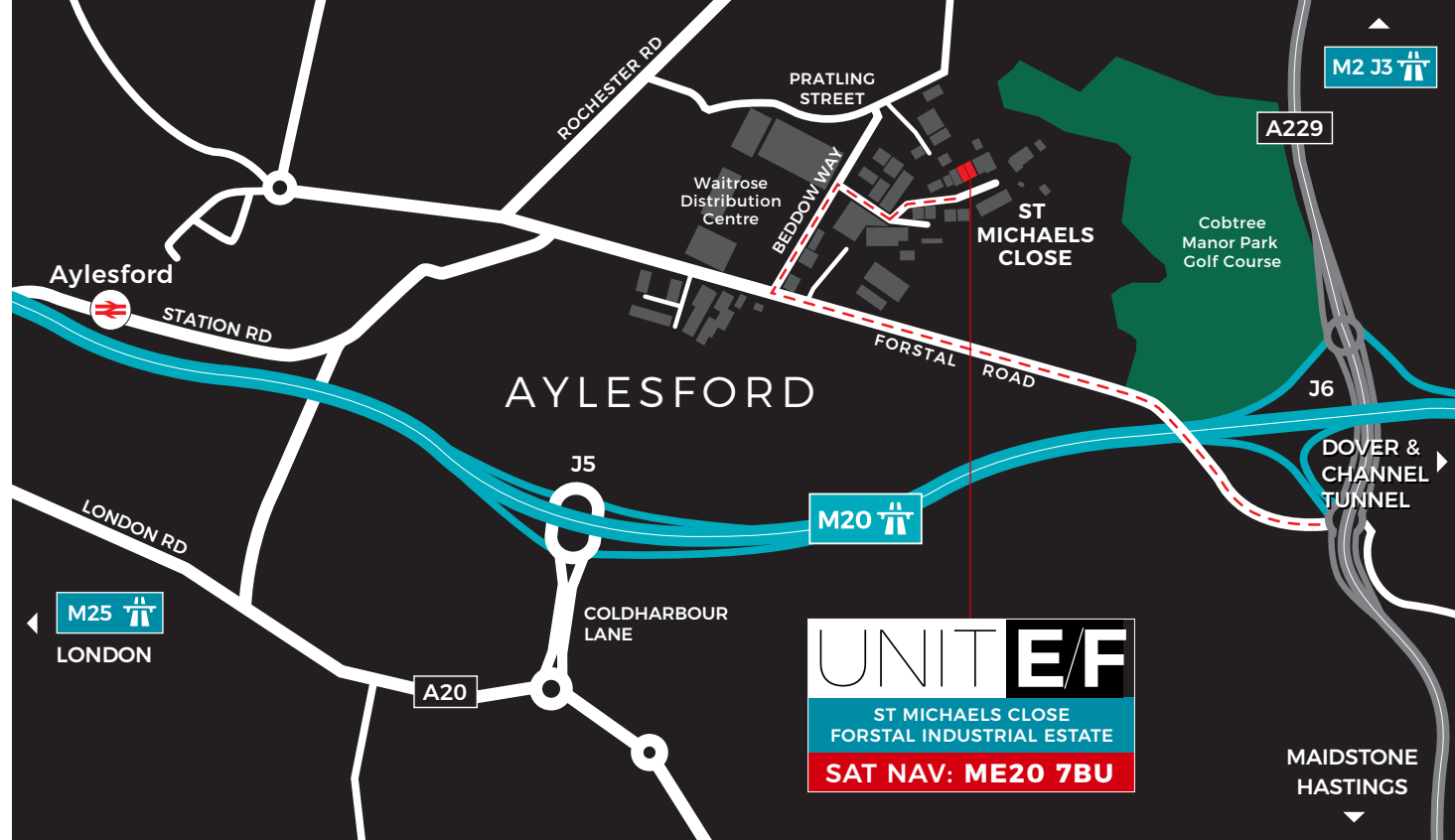
- 1 Network Services
- 2 Encon Insulation
- 3 Sasco Sauces
- 4 Master Auto Glass
- 5 Abel & Cole
- 6 MEP
- 7 FedEx
- 8 Waitrose Distribution Centre
- 9 Dulux
- 10 Kent County Council
- 11 PTS Plumbing Trade Supplies
- 12 Volvo
- 13 Travis Perkins

REFURBISHMENT WORKS



Works to be completed include:

- UNIT E: NEW PROFILE METAL SHEET ROOF
- EXTENSIVE UPGRADE OF THE GROUND AND FIRST FLOOR OFFICES INCLUDING NEW CEILINGS, FLOOR COVERINGS, LIGHTING AND POWER PROVISION
- EPOXY WAREHOUSE FLOOR
- UNIT E: 2 X NEW POWERED SECTIONAL DOORS / UNIT F: RETAINING AND REFURBISHING 2 X SECTIONAL DOORS
- NEW LED LIGHTING TO WAREHOUSE
- UNIT E: REPLACEMENT OF THE EXTERNAL CLADDING / UNIT F: RESPRAYING EXTERNAL CLADDING
- REPAIR OF YARD



REFURBISHMENT: EPC A+



Following refurbishment the unit will be carbon neutral in operation and include:

- EPC A+
- PHOTOVOLTAIC PANELS (PV) TO ROOFS (PROVIDING YOUR OWN POWER)
- EV CHARGING POINTS
- NEW SHOWER FACILITIES (UNIT E ONLY)
- COVERED CYCLE STORAGE (UNIT E ONLY)

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

To be assessed. Interested parties are advised to make their own enquiries with Maidstone Borough Council.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

For further information and viewings contact:



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