

**TO BE EXTENSIVELY REFURBISHED
- AVAILABLE Q1 2026**



TO LET Modern Industrial/Warehouse Unit
14,589 sq.ft (1,355 sq.m)

Unit 2, West Point Business Park, New Hythe Lane, Larkfield, Kent, ME20 6XJ

- 1.5 miles from M20, Jct 4
- Detached industrial unit with large yard and parking

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Areas (Approx. Gross Internal)

GF Warehouse	11,181 sq.ft	(1,038.74 sq.m)
Reception/area below FF	1,704 sq.ft	(158.31 sq.m)
FF Offices	1,704 sq.ft	(158.31 sq.m)
Total	14,589 sq.ft	(1,355.36 sq.m)

Description:

Modern detached unit of steel portal frame construction with brick work and profile steel clad elevations, under a pitched profile steel clad roof, incorporating 10% roof lights. Externally there is ample parking in the brick pavior yard area. The property benefits from the following:-

- Includes large yard
- 6m eaves
- 2 up and over sectional goods doors each 5m high
- LED Lighting throughout
- Air Conditioning to offices
- 3 Phase power
- 37 car parking spaces

Rent

POA

Business Rates

Rateable Value £135,000.

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Targeting at least a B EPC rating once refurbishment works are complete.

Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - ME20 6XJ

Maidstone, the County town and administrative centre for Kent, is located approximately 35 miles south east of Central London and 40 miles north west of the Channel Ports. West Point Business Park is in Aylesford, 5 miles west of Maidstone and forms part of a long established employment area where occupiers include KCS / KCC, DHL, Yodel, Menzies, All Saints UK, SIG and Amazon.

The estate is within 1.5 miles of junction 4 of the M20 and 7.5 miles of junction 2 of the M2 via the A228 and therefore is accessible to towns in mid and north Kent as well as to London, the ports of Sheerness and Dover, the Channel Tunnel Rail Link and the national motorway network.



Viewing

Strictly via prior appointment with the appointed agents



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