

**UNIT 6
UPPER MILLS ROAD
AYLESFORD**

MAIDSTONE, KENT ME20 7NA

**UP TO
85,817 SQ FT
(7,972 m²)**

**WAREHOUSING
TO LET**

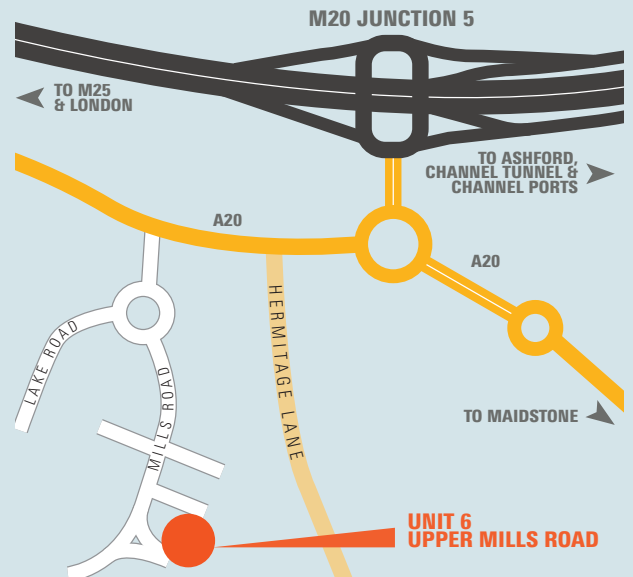
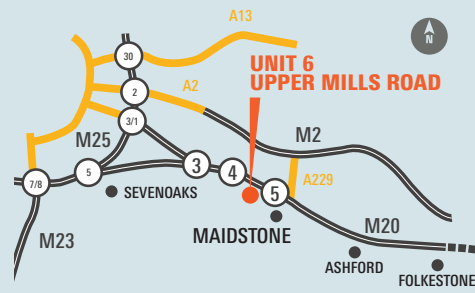


**TO ASHFORD,
CHANNEL TUNNEL &
CHANNEL PORTS**

M20 J5

**TO M25
& LONDON**

UNIT 6 UPPER MILLS ROAD AYLESFORD



LOCATION

Upper Mills Road is situated at Quarry Wood, long established as one of Maidstone's best industrial and warehouse locations. Approximately one mile from Junction 5 of the M20, it offers excellent access to the M25 and M2 motorways as well as to the ports of Dover and Sheerness and the Channel Tunnel. Existing occupiers on the estate include Tesco and Kent Frozen Foods.

Maps and plans are not to scale. For indicative purposes only.

DESCRIPTION

The property comprises three interlinking warehouse units with an eaves height of 25' together, if required, with extensive two storey offices.



ACCOMMODATION

WAREHOUSE

Bay 1	25,627 sq ft	2,380.7 m ²
Bay 2	24,497 sq ft	2,275.8 m ²
Bay 3	25,753 sq ft	2,392.5 m ²

OFFICES

Ground floor	4,970 sq ft	461.7 m ²
First Floor	4,970 sq ft	461.7 m ²

TOTAL

85,817 sq ft	7,972 m ²
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EPC

Band C (70)

TERMS

The units are available to let individually or together upon terms to be agreed.

VIEWING

Strictly by prior appointment with the sole agents.
Tim Bishop tim.bishop@bishopwhitehead.co.uk

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01732 897997

www.bishopwhitehead.co.uk

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