



QUARRY WOOD

INDUSTRIAL ESTATE

Aegel House

2 Newly Refurbished Office Suites

TO LET

1,632 & 3,240 sq ft
(151.6 & 301.0 sq m)

Mills Road
Quarry Wood Industrial Estate
Aylesford
Kent
ME20 7NA

aegelhouse.co.uk



Aegel House, Quarry Wood Industrial Estate is situated 1.5 miles (2.5 km) to the south of Aylesford and 3.3 miles (5.3 km) north west of Maidstone, which is accessed via the A20 London Road. Junction 5 of the M20 lies just 1 mile (1.6 km) to the north east.



Easy motorway access



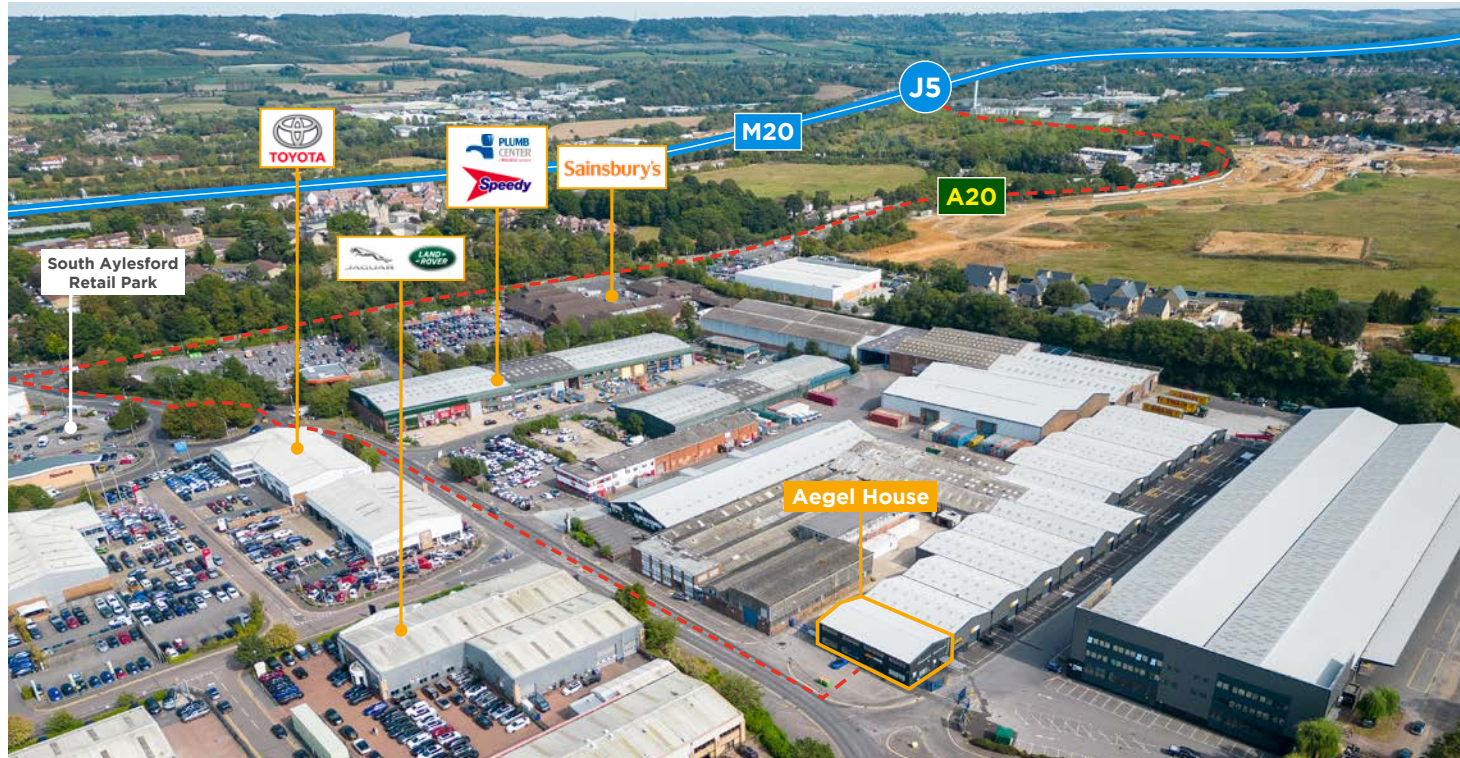
Short drive to London airports



53 mins drive to Dover

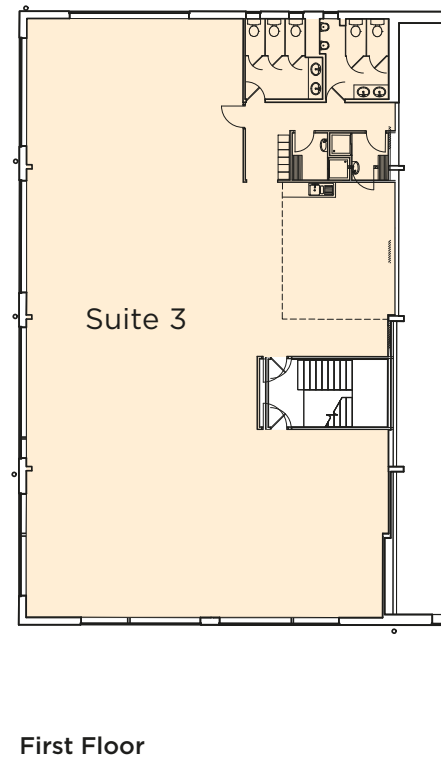
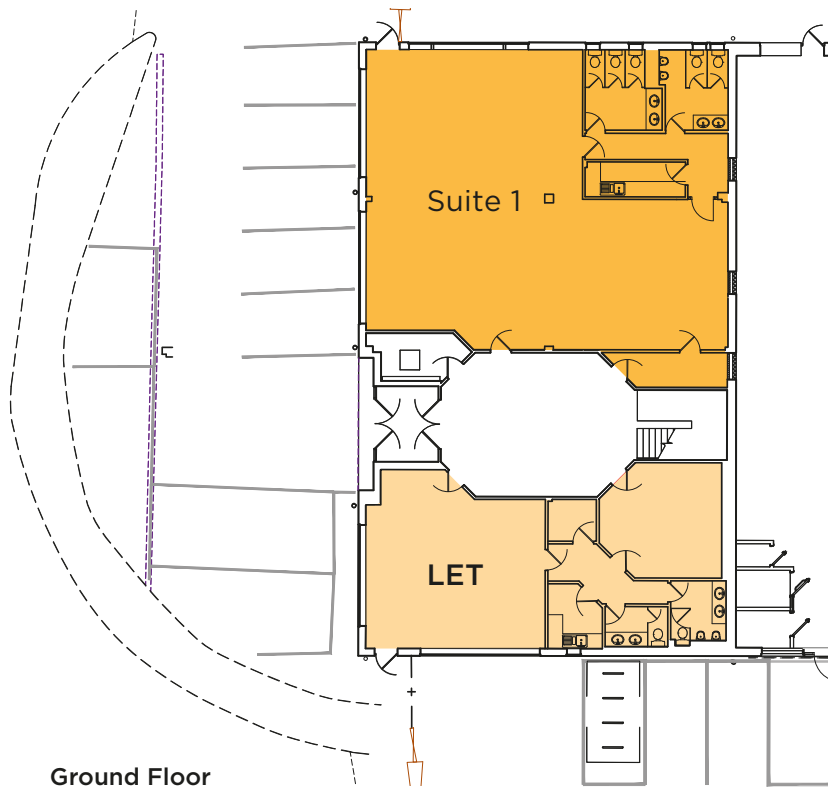
Transport links are easily accessible, with Gatwick, Heathrow and London City airports all situated within an hour's drive. The Port of Dover, Europe's busiest ferry port, is located 44 miles (71 km) to the south east and the ports of Folkestone and Tilbury are both within a 45 minute drive. Aylesford train station is just 1 mile (1.6 km) away and Ebbsfleet International station is within a 30 minute drive.

Neighbouring occupiers include the South Aylesford Retail Park, Burnt Ash Trade Park, Kent Police Engineering Services, Kent Frozen Foods, Lenham Storage and Hermes, as well as BMW, Toyota, Vauxhall, Land Rover and Jaguar motor dealerships.



Quarry Wood Industrial Estate Aylesford Kent ME20 7NA

	Distance	Time
M20	1 mile	5 mins
M26	9 miles	13 mins
A2	12 miles	17 mins
M2	14 miles	20 mins
M25	16 miles	18 mins
Gatwick	37 miles	40 mins
Heathrow	58 miles	57 mins
Stansted	58 miles	1h 8 mins
Luton	78 miles	1h 25 mins
London	39 miles	1hr 10 mins
Port of Tilbury	33 miles	46 mins
Dover	44 miles	59 mins
Channel Tunnel	33 miles	44 mins
Folkestone	36 miles	46 mins



Recently refurbished the available accommodation features:

- Air conditioning
- LED lighting
- New roof
- WC & kitchen facilities
- Shower facilities for larger suite
- Bike racks
- Excellent on site parking
- 3,848-58,961 sq ft (357.5-5,477.5 sq m) of trade counter, warehouse and industrial accommodation in [Aegel Trade Row](#) also available

Accommodation

(Net Internal Areas)



Unit	Sq ft	Sq m	Parking	EPC
Suite 1	1,632	151.6	7	A (25)
Suite 2			LET	
Suite 3	3,240	301.0	15	

Quarry Wood Industrial Estate has excellent amenities, which include:

- Homebase
- Marks & Spencer
- Halfords
- Currys PC World
- Bensons for Beds
- Carpetright
- Pets at Home
- Smyths
- Tapi Carpets
- Wren Kitchens
- Costa
- Nandos
- Natuzzi Italia
- Speedy Hire
- Plumb Centre
- BSS
- Dulux
- Adventure Kidz Play Centre
- Evolution Strength & Fitness Gym
- McDonalds
- Aldi
- Sainsbury's
- Vauxhall
- Land Rover
- BMW
- Toyota
- Jaguar





For further information please contact the joint agents.



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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

BW/C Hollister HD2498 10/23