



**DROP
SHED
GORGEIOUS**



QUARRY WOOD

INDUSTRIAL ESTATE

Eagle Trade Row

**10 Newly Refurbished
Trade Counter, Warehouse
and Industrial Units**

TO LET

**3,848-58,961 sq ft
(357.5-5,477.5 sq m)**

Quarry Wood Industrial Estate
Aylesford
Kent
ME20 7NA

eagletraderow.co.uk



Eagle Trade Row, 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.



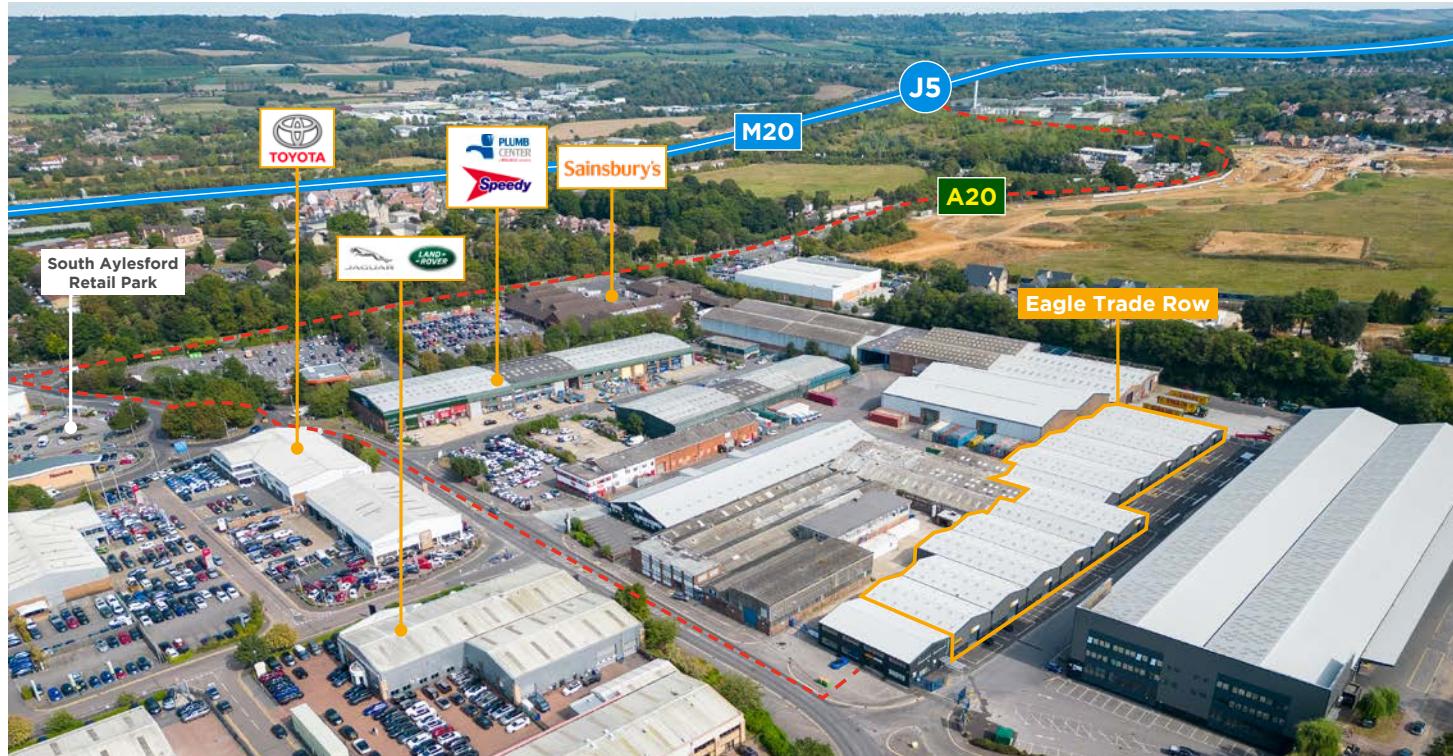
Easy motorway access



Short drive to London airports



53 mins drive to Dover

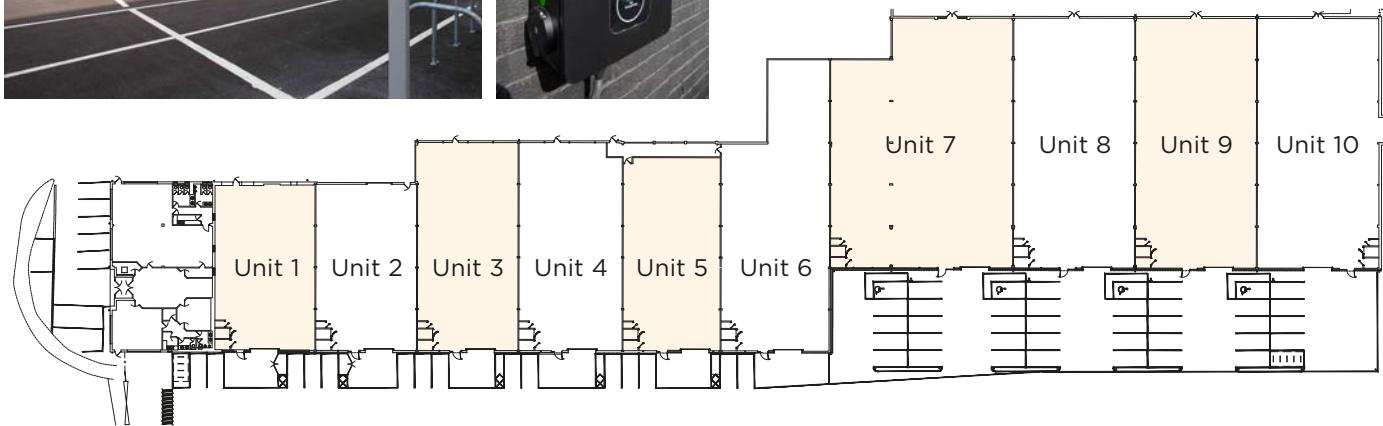


Transport links are easily accessible, with Gatwick, Heathrow and London City airports all situated within an hour's drive. The Port of Dover, Europe's busiest ferry port, is located 44 miles (71 km) to the south east and the ports of Folkestone and Tilbury are both within a 45 minute drive. Aylesford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



	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



- Prime industrial/logistics park with excellent connectivity
- Refurbished accommodation with a range of units and sizes
- Excellent access to motorway connections at Junction 5 M20, rail connections to London and the Ports
- Retail, trade counter and motorcar showroom location
- 3-phase power, ranging from 60-151 kVA
- 25-year insurance backed warranty on new roofs

Area

(Gross Internal Area)



Unit	Sq ft	Sq m	EPC
Unit 1	3,848	357.5	A (20)
Unit 2	3,848	357.5	A (23)
Unit 3	4,802	446.1	A (23)
Unit 4	4,935	458.5	A (19)
Unit 5	4,285	398.1	A (25)
Unit 6	6,440	598.3	A (23)
Unit 7	9,865	916.5	A (18)
Unit 8	6,949	645.6	A (23)
Unit 9	6,941	644.8	A (22)
Unit 10	7,048	654.8	A (22)

Quarry Wood Industrial Estate has excellent amenities, which include:

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



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 04/24

