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**Sibley Pares**  
CHARTERED SURVEYORS



**UNIT 12 LAKE ROAD, QUARRY WOOD INDUSTRIAL ESTATE,  
AYLESFORD, KENT ME20 7TQ**

**B1, B2 Warehouse Unit**

**TO LET**

**6,319 SQ FT (587.05 SQ M)**

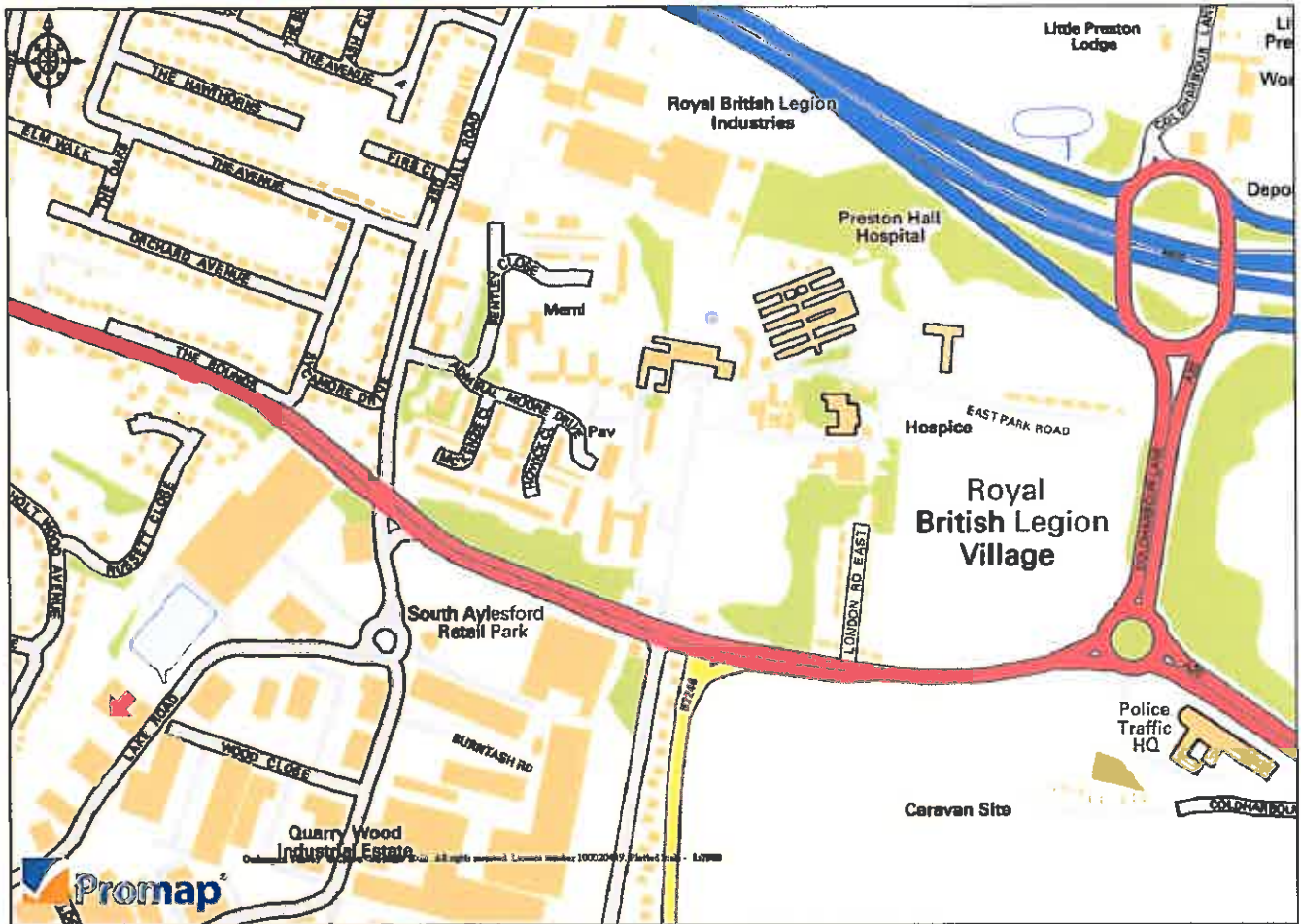
**Located on the popular Quarry Wood Industrial Estate  
Within 5 minutes of Junction 5 of the M20 Motorway**

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated.  
MISREPRESENTATION ACT 1967: These particulars are believed to correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



**Location:**

The property is on the popular Quarry Wood Industrial Estate located within 5 minutes of the M20 Motorway. The Estate is adjacent to retail occupiers including Sainsburys, Homebase, Halfords, BHS, Comet and Curry's



**Accommodation**

G/A:

587.05 sq m (6,319 sq ft)

\*Ladies and Gents  
WCs

\*Gas

\* 3 Phase Electricity

\* 6 Metre Eaves

\* 2 Roller Shutter  
Doors

\*Ample Car Parking

**Rateable Value:**

£41,500 @ 41.4p in the £ for year April 2010/2011

**Rent:**

£50,000 per annum exclusive.

**Terms:**

To take a new lease by negotiation, subject to 3 yearly upward only rent reviews.

**VAT:**

All figures are exclusive of VAT

**Viewings:**

Strictly by prior appointment only

**Contact:**

For Further Information Please Contact:  
**Phil Hubbard or Brian Matthews**  
Sibley Pares Chartered Surveyors  
1 Ashford Road Maidstone Kent ME14 5BJ

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