AYLESFORD BUSINESSPARK

ST MICHAELS CLOSE, KENT ME20 7US

A NEW WAREHOUSE DEVELOPMENT, UNITS FROM 3,757 - 41,320 SQ FT

(349 - 3,839 SQ M)

Aylesford
Business Park

1 To LET
2 TO LET
3 TO LET
4 TO LET
5 TO LET
7 TO LET
ANOTHER GREEN
DEVELOPMENT BY
DEV

33% LET
TRADE &
INDUSTRIAL UNITS
STILL
AVAILABLE

UNIT 2
LET TO
DULUX

morrells

WWW.AYLESFORDBP.CO.UK

OCCUPATION TO A





6 HARLEY DAVIDSON

- **OPPOSET PRODUCTIONS**
- ® NATIONAL WINDSCREENS

AYLESFORD BUSINESS PARK

AYLESFORD BUSINESS PARK is an exciting new development comprising 7 flexible new trade and warehouse units. The scheme will offer cutting edge, energy saving technologies, enabling a reduction of carbon emissions by 35% (compared to a 2013 Building Regs warehouse).

Aylesford is approximately 33 miles south east of central London. The scheme is situated on St Michaels Close adjacent to the Waitrose Distribution Centre on the corner of Beddow Way.

Situated 1.5 miles from Junction 6 of the M20 and the A229, Aylesford Business Park is located within an established commercial location for trade, industrial and logistic warehousing. Junction 5 of the M20 is located less than 2.5 miles from the development, offering an alternative direct route to access the motorway infrastructure.



UNIT	SQ M (GEA)	SQ FT (GEA)	STATUS
1	354	3,809	LET TO MORRELLS
2	404	4,348	LET TO DULUX
3	601	6,465	AVAILABLE
4	666	7,171	AVAILABLE

TOTAL	3,901	41,992	
7	513	5,518	LET TO
6	435	4,688	AVAILABLE
5	928	9,993	AVAILABLE
UNIT	SQ M (GEA)	SQ FT (GEA)	STATUS



SPECIFICATION

- BREEAM 'Very Good'
- EPC Rating A
- \blacksquare 6.5m clear underside of haunch for Units 1, 2, 6 and 7
- 8.0m clear underside of haunch for Units 3, 4 and 5
- Maximum height to undercroft to maximise working space

- 37.5 kN/m² minimum warehouse floor loading
- Electrically operated sectional overhead doors
- Grade A fitted offices, fully carpeted and heated
- Entrance lobbies with ceramic tiles, satin stainless steel ironmongery, vertical radiators and walnut veneered solid doors







ECO-INITIATIVES

- 35 % improvement in CO₂ emissions over 2103 buldings regulations requirements
- Highly insulated, airtight building envelopes in excess of current building regulation requirements
- Roof mounted voltaic panels
- 12 15% roofl ights in the warehouse to ensure unencumbered natural light
- Electric car charging points
- Motion sensitive LED lighting with daylight controls









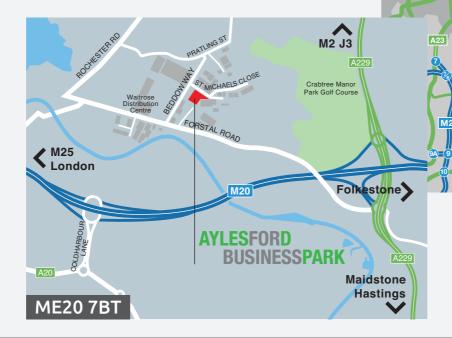
PRIME LOCATION...

Aylesford Business Park is located on the corner of St Michaels Close and Beddow Way, on the well established Forstal Road Industrial Estate in Aylesford, Kent.

The scheme is approximately 0.5 miles from Aylesford town centre and 1.5 miles from Junction 6 of the M20 motorway. The M20 provides direct access to the M25 and national motorway network to the north, as well as the Channel Tunnel and ports to the south. The A229 provides access into the Medway towns.

Travel distances

Aylesford Town Centre	0.5 miles
M20 J6	1.5 miles
M2 J3	3 miles
Maidstone	3 miles
M26 J2	10 miles
M25 J3&5	18 miles
Dartford Crossing	21 miles
London Thamesport	23 miles
Central London	33 miles
Folkestone	38 miles
Dover	45 miles



www.aylesfordbp.co.uk

TUNBRIDGE WELLS

M25

A1089

TILBURY

GRAVESEND

AYLESFORD

A228

A26

ROCHESTER

MAIDSTONE

A229

GILLINGHAM

WOOLWICH

BROMLEY SWANLEY

A2 DARTFORD

SEVENOAKS

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TOM BOOKER tom.booker@altusgroup.com



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GERRY CONNOLLY gc@cogentre.co.uk



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CENTRAL

CROYDON

A22

EAST

GRINSTEAD

A24

KEVIN DEMPSTER kevindempster@watsonday.com





