

Unit 3, Super Abbey Estate

Forstal Road, Aylesford, ME20 7BH



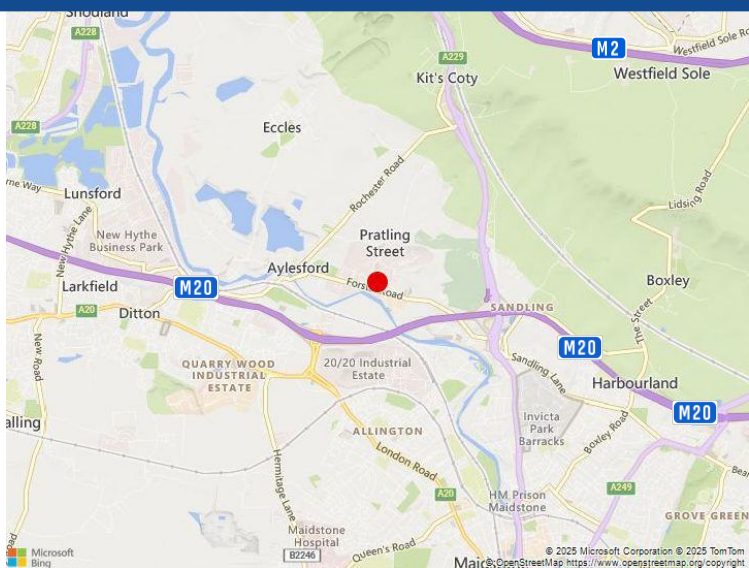
■ £55,000 per annum

■ Approx. 6,203 sq ft

■ Close proximity to M20 (J6)

Industrial / Warehouse Available 6,203 Sq Ft

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Terms

To take a new lease by negotiation.

Rent

£55,000 per annum exclusive

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

RV TBC @ 49.9p in the £

Rates payable £TBC for the year 2025/26

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

EPC

E (125)

VAT

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear their own legal and professional costs.

Viewings

Strictly by prior appointment through the Surveyors.



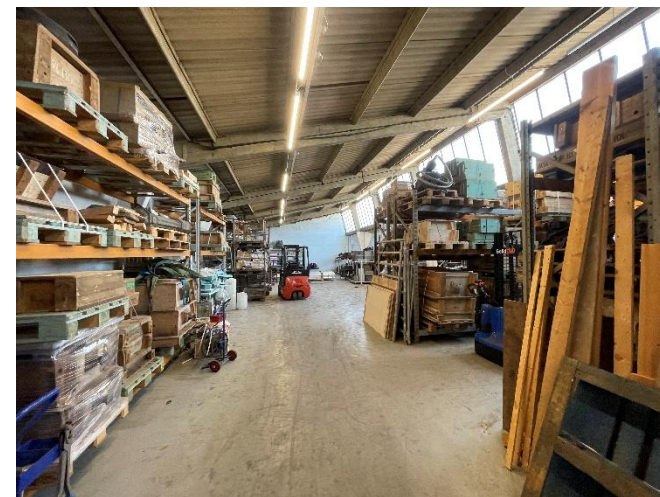
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Subject to contract

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be 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.

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