



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Office 2, Chiplime House Beddow Way**

, Aylesford, ME20 7BT

**£475 Per Calendar Month**



- First Floor Office To Let Measuring 121 SqFt
- Communal WC's
- Internet Included
- Street Parking Nearby
- All Bills Included
- 'E' Class Business Use
- Business Rates Included
- 1.6 Miles to M20

#### RENT

£475 PER CALENDAR MONTH (£5,700 PER ANNUM)

Rent is inclusive of electricity, heating, business rates and internet.

#### LOCATION DESCRIPTION

Located on an industrial estate in Aylesford opposite the Waitrose distribution centre. The M20 is only 1.6 miles away with links to London and Dover Maidstone town centre is less than 4 miles away. There is street parking available nearby on a first come first served basis.

#### PROPERTY DESCRIPTION

A first floor office measuring - 11.24 SqM (121 SqFt)

Communal WC's

#### CURRENT CLASS OF BUSINESS USE

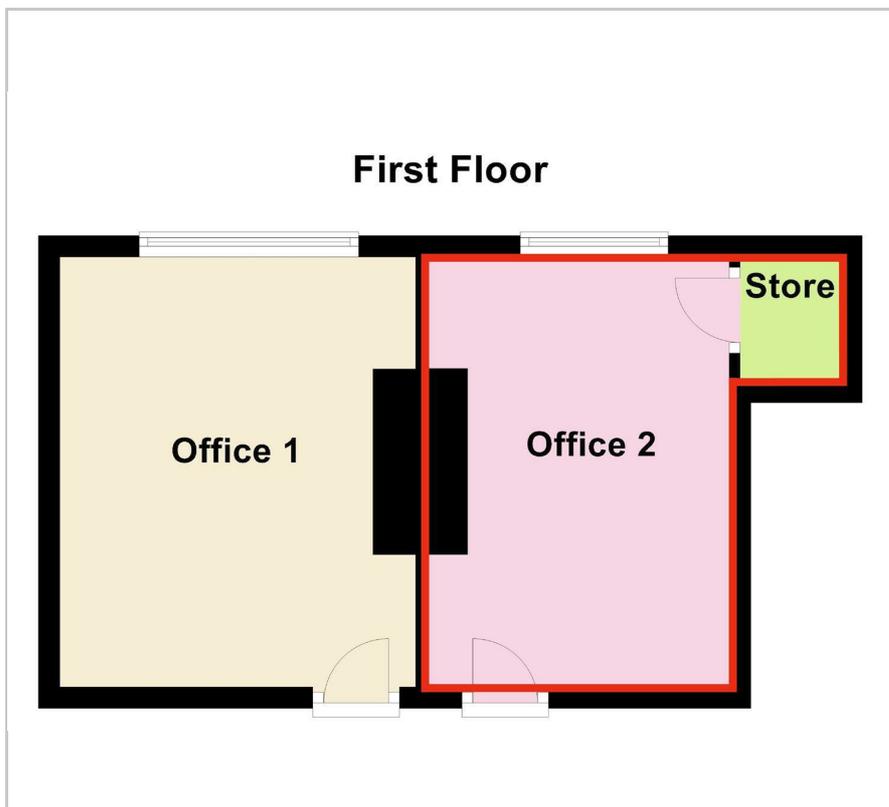
The vendor advises current class of business use is 'E' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

#### AGENTS NOTE

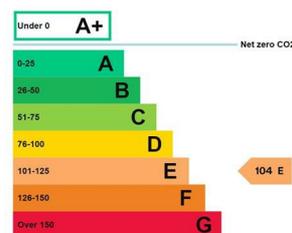
The landlord requires the ingoing tenant to pay legal fees.

Tenants to pay a referencing fee of £150 Inclusive of VAT

## Floor Plan



## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.