



**Sealeys**  
Walker ■ Jarvis

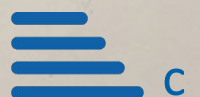
(01474) 369368



**Unit 1 Chiplime Business Park Beddow Way**

Aylesford, ME20 7BT

**£1,500 Per Calendar Month**



- Brand New Industrial Unit For Let
- Mezzanine
- EV Charging Ports
- 1.6 Miles to M20

- Measuring 700 SqFt in Total
- Parking For 2 Vehicles
- Expected Completion early September 2025
- 3 Phase Power

#### RENT

£1,500 PER CALENDAR MONTH (£18,000 PER ANNUM) PLUS VAT

#### 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 are 2 parking bays per units.

#### PROPERTY DESCRIPTION

Two brand new industrial units to let with Roller shutter, mezzanine and parking. Measuring a total of 700 SqFt per unit. Offered in a shell condition with 3 phase power, kitchenette and WC. EV charging points for both units.

#### CURRENT CLASS OF BUSINESS USE

We believe the current use class to be B8 (Storage and Distribution). We recommend checking with the local authority.

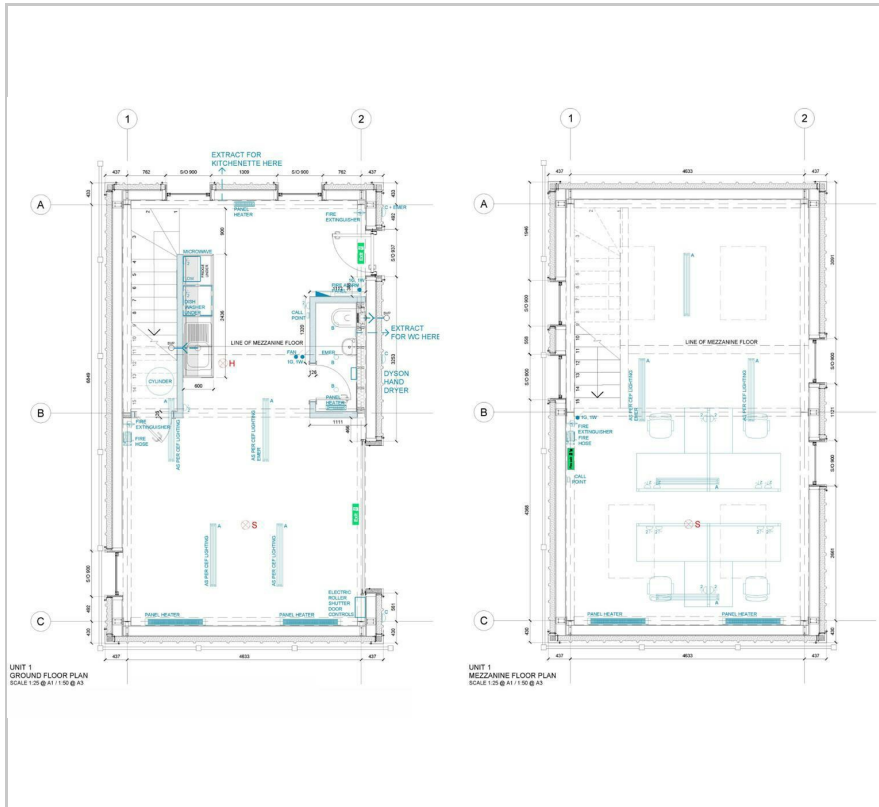
#### CURRENT BUSINESS RATES

The property has not yet been assessed for business rates.

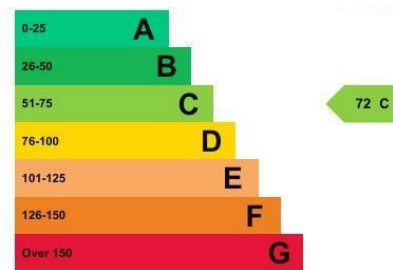
#### AGENT NOTE

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.