



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Unit 2 Chiplime Business Park Beddow Way**

Aylesford, ME20 7BT

**£1,500 Per Calendar Month Plus VAT**



- Brand New Industrial Unit For Let
- Mezzanine
- EV Charging Ports
- 3 Phase Power
- Measuring 700 SqFt in Total
- Parking For 2 Vehicles
- 1.6 Miles to M20

**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.

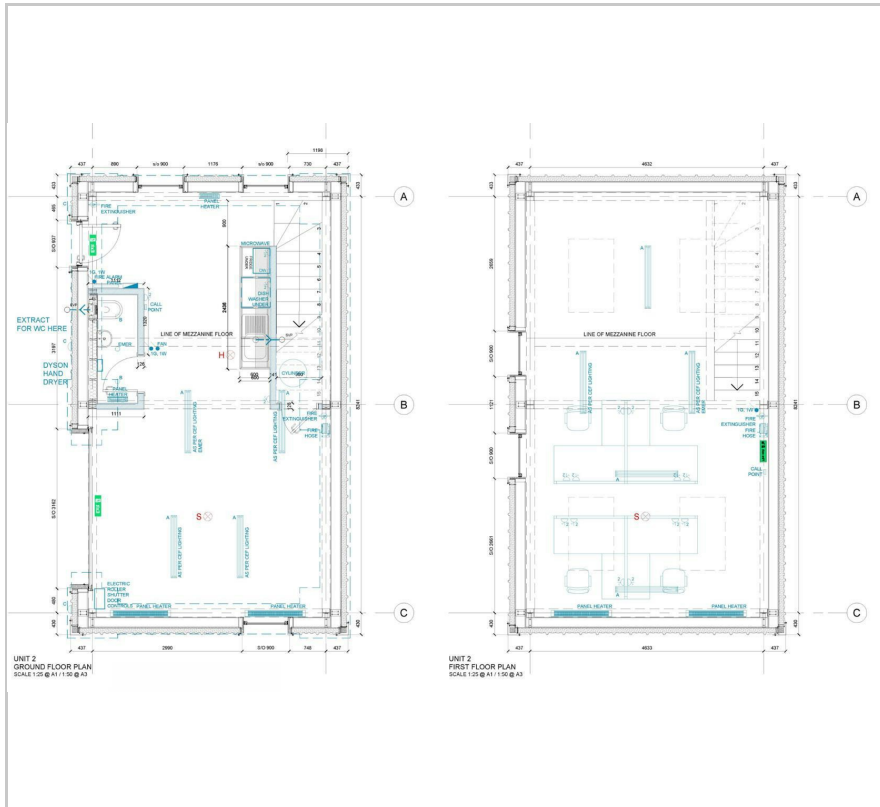
**CURRENT BUSINESS RATES**

The property has not yet been assessed for business rates.

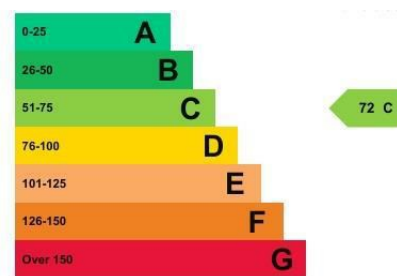
**AGENT NOTE**

Tenants to pay a referencing fee of £150 Inclusive of VAT.  
The landlord requires the ingoing tenant to pay legal fees.

**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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