

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)

READY FOR
OCCUPATION

Aylesford
Business Park

| | |
|---|--------|
| 1 | TO LET |
| 2 | TO LET |
| 3 | TO LET |
| 4 | TO LET |
| 5 | TO LET |
| 6 | TO LET |
| 7 | TO LET |

MANAGED BY

ANOTHER GREEN
DEVELOPMENT BY

Goya
developments
goyadevelopments.co.uk

**33% LET
TRADE &
INDUSTRIAL UNITS
STILL
AVAILABLE**

**UNIT 2
LET TO
DULUX**

WWW.AYLESFORDBP.CO.UK

Goya
goyadevelopments.co.uk

ABOVE AND BEYOND...



LOCAL OCCUPIERS

- ① WAITROSE DISTRIBUTION CENTRE
- ② FEDEX UK
- ③ TRAVIS PERKINS
- ④ CITY ELECTRICAL FACTORS
- ⑤ HONDA
- ⑥ HARLEY DAVIDSON
- ⑦ OFFSET PRODUCTIONS
- ⑧ 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.

ST MICHAELS CLOSE

SIZE MATTERS...

BEDDOW WAY



| 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 |

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

ALTOGETHER DIFFERENT...



SPECIFICATION







- BREEM 'Very Good'
- EPC Rating A
- 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



GREEN NATURALLY...



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% roof lights 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 |



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DEVELOPMENT

