



INDUSTRIAL/WAREHOUSE UNIT

TO LET

2,784 m² (29,969 sq ft) approx

Spinney House
Wilcox Close
Aylesham
Kent
CT3 3EP

- Detached Distribution Warehouse
- Four Loading Doors
- Secure Fenced site
- Separate Yard and Parking area

Location

The property is located on Wilcox Close on the Aylesham Industrial Estate. This is a well established and popular estate on the outskirts of Aylesham comprising a mix of industrial units and warehousing. The property is within 0.2 miles of the B2046 which in turn leads to the A2 approximately 1.5 miles to the south west.

Aylesham is approximately 7 miles to the south east of Canterbury, 9 miles north west of Dover and within 45 miles of the M25 motorway (junctions 2, 3 and 5).

Description

The property comprises a detached single storey distribution warehouse with an attached two storey office and staff amenity area on a site of approximately 1.5 acres. The property is of steel frame construction with corrugated steel and blockwork elevations, a double pitched apex steel roof with internal insulation and translucent sky lights.

There are four concertina doors leading to the block paved yard area. The yard is separated by a two storey office block creating two separate areas.

The property also benefits from:

- Security fencing
- High intensity sodium lighting
- 5.4 m eaves
- Male and female toilets

Accommodation

Floor	Description	Area m ²	Area sq ft
Ground	Warehouse	2,531.1	27,245
Ground	Offices	128.3	1,382
First	Offices	124.1	1,342
Total		2,784.1	29,969

Terms

The property is available to let on new full repairing insuring terms at a rent of £125,000 per annum exclusive

Rates

The Ratable Value (RV) is shown on the Valuation Office web site as follows:

Garage, Office and Premises: £85,500.

The multiplier for the year 2012/13 is 45.8, making the rates payable for the year £39,159.

Legal Costs

The ingoing tenant/purchaser is to be responsible for both parties' reasonable legal costs involved in the transaction.

Finance Act 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (V.A.T). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by appointment through Joint Agents

BTF Partnership

Richard Sabin
William Hinckley
01227 763663

Glenny

Richard Turnill
01322 524860

Details created July 2012

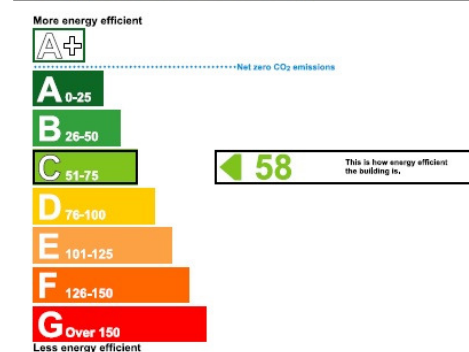
Energy Performance Certificate HM Government
Non-Domestic Building

Spinney House
Aylesham Industrial Estate, Wilcox Close
Aylesham
CANTERBURY
CT3 3EP

Certificate Reference Number:
9648-3086-0629-0700-8495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	LPG
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2990
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	54.69

Benchmarks

Buildings similar to this one could have rating as follows:	
23	If newly built
61	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.