



Phase 1 - All Sold



## Phase 2

Available - December 2011

FOR SALE / TO LET



FORSTAL ROAD, AYLESFORD  
KENT ME20 7BT

A series of high quality trade counter / industrial units from 1,750 sq ft (162.58 sq m) with combinations up to 19,500 sq ft (1,811.61 sq m)

# description

The scheme comprises a series of connecting trade counter/industrial units that are available either individually or combined. The units are of steel frame construction. A proven success story, with the first phase of the trade park all sold.

# specification

- 6 metre eaves height
- 37.5 kN / m<sup>2</sup> floor loading
- Level access loading doors to each unit
- Designated car parking
- Disabled access WC

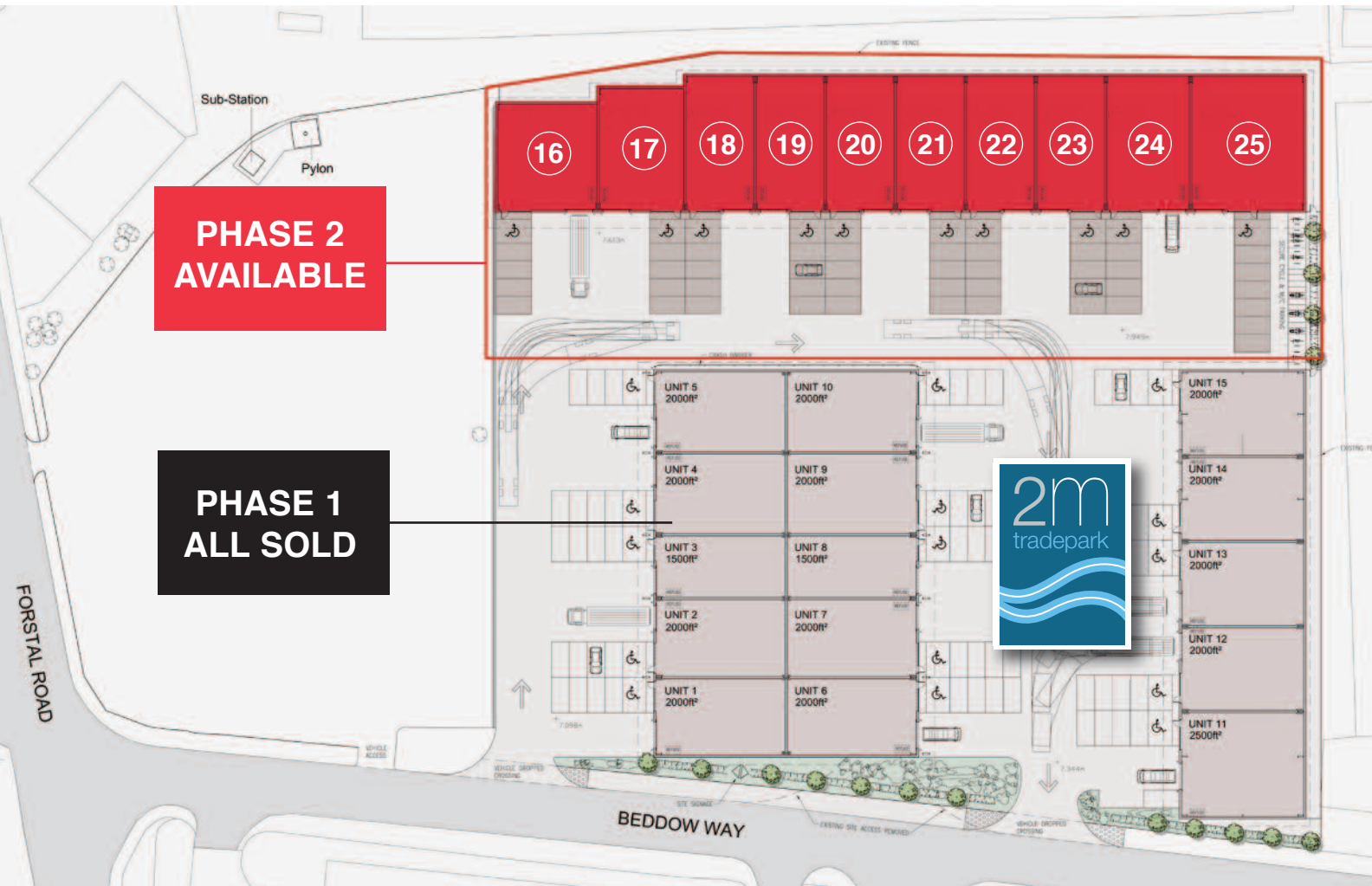
# planning

B1, B2, B8 and trade counter use with the right to install a mezzanine to each unit over 50% of the floor space.

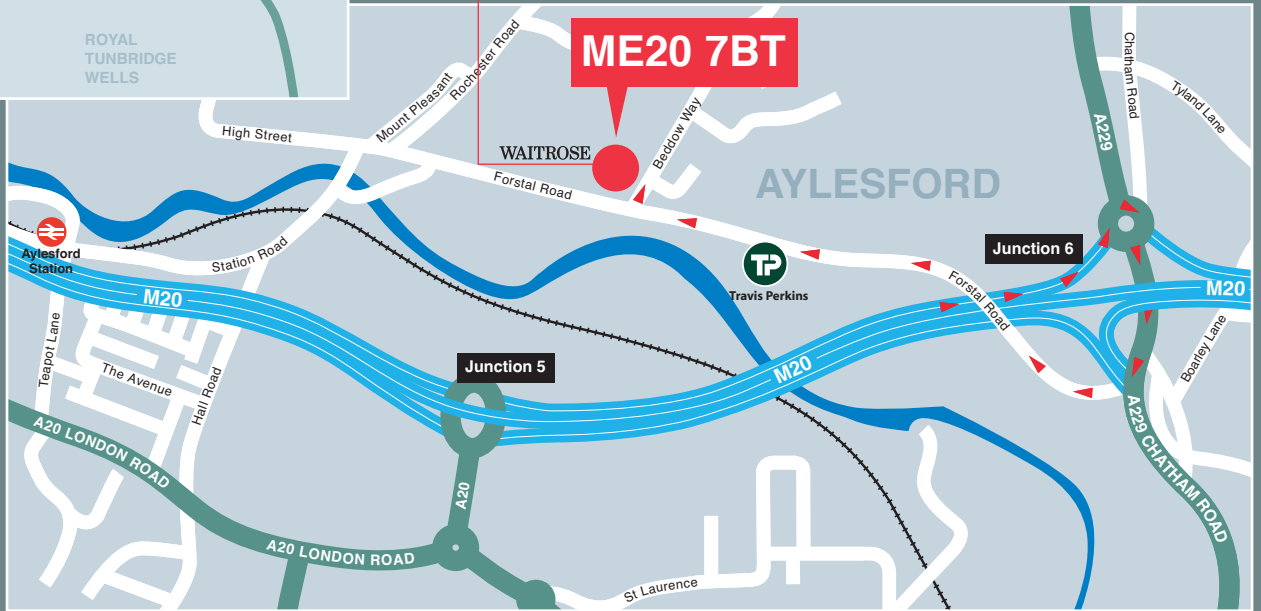


# availability

UNIT	SQ FT	SQ M
16	2,000	185.8
17	2,000	185.8
18	1,750	162.5
19	1,750	162.5
20	1,750	162.5
21	1,750	162.5
22	1,750	162.5
23	1,750	162.5
24	2,000	185.8
25	3,000	278.7



units can be combined to suit individual requirements



## location

2M Trade Park is located on the corner of Forstal Road 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 one mile 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 in to the Medway towns.

- Aylesford town centre - 1/2 mile
- Maidstone town centre - 3 miles
- Junction 6 M20 - 1 mile
- Easy access to M25

## terms

The units are available either freehold or leasehold.  
Price/rent upon application.

A development by

**KATANA PROPERTY**

## viewings

Strictly by appointment with the sole agents.

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