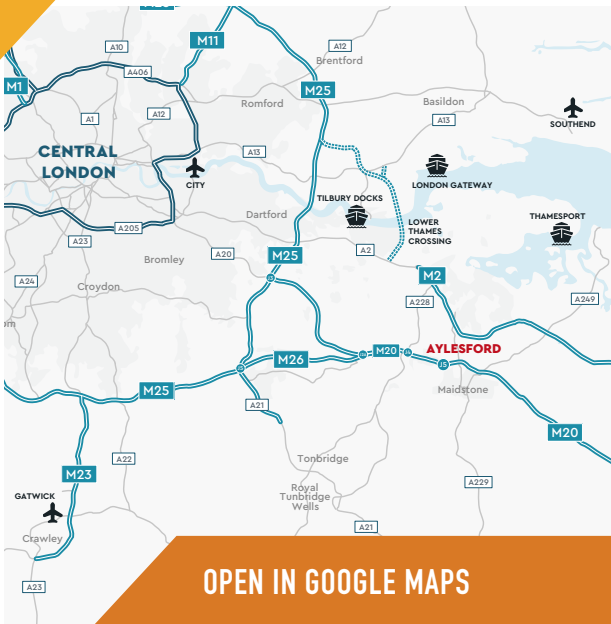




MILLS ROAD // QUARRY WOOD INDUSTRIAL ESTATE // AYLESFORD // KENT // ME20 7NA

**OPEN STORAGE / PARKING**  
(WITH OR WITHOUT OFFICES AND WORKSHOP)

**UP TO 1.76 ACRES (0.71 HA)**  
SECURE, SURFACED AND SERVICED



## LOCATION

The estate offers excellent accessibility for logistics and fleet operations:

- **Motorway Access – Proximity to Junction 5 of the M20 (2.1 miles) and Junction 3 of the M2 (3.6 miles) ensures rapid road access to the M25 and beyond.**
- **Port of Dover – Located 44 miles (71 km) to the south-east, offering swift access to European markets.**
- **Ports of Folkestone and Tilbury – Both within a 45-minute drive, enhancing options for freight distribution.**
- **Major Airports – Gatwick, Heathrow, and London City airports are all within an hour's drive, facilitating efficient air freight and business travel.**

This strategic location supports a range of commercial activities, including vehicle storage, fleet parking, and equipment laydown, with flexible lease terms to suit diverse operational requirements.

## DESCRIPTION

A fully fenced and surfaced site with water and electricity, together with a two storey office building and separate workshop, if required.

Offices	3,150 sq ft	292.6 sq m
Workshop	5,500 sq ft	510.95 sq m
Site	1.76 acres	(0.71 ha)

The site is available with or without the buildings and consideration will be given to subdividing the yard.

## TERMS

Available on a new lease on terms to be agreed.

## RENT

Upon application.

Asset Manager

# Caissoni

## CONTACT

For further information please contact the joint agents.

**BISHOP  
WHITEHEAD**  
CHARTERED SURVEYORS

**01732 897997**

[www.bishopwhitehead.co.uk](http://www.bishopwhitehead.co.uk)

**TIM BISHOP**  
07808 328051

[tim.bishop@bishopwhitehead.co.uk](mailto:tim.bishop@bishopwhitehead.co.uk)

**caxtons**  
commercial  
agency

**01622 234886**

**[caxtons.com](http://caxtons.com)**

**MARK COXON**  
07969 973809

[mcoxon@caxtons.com](mailto:mcoxon@caxtons.com)

**JAMES SQUIRE**  
07464 627302

[jsquire@caxtons.com](mailto:jsquire@caxtons.com)