

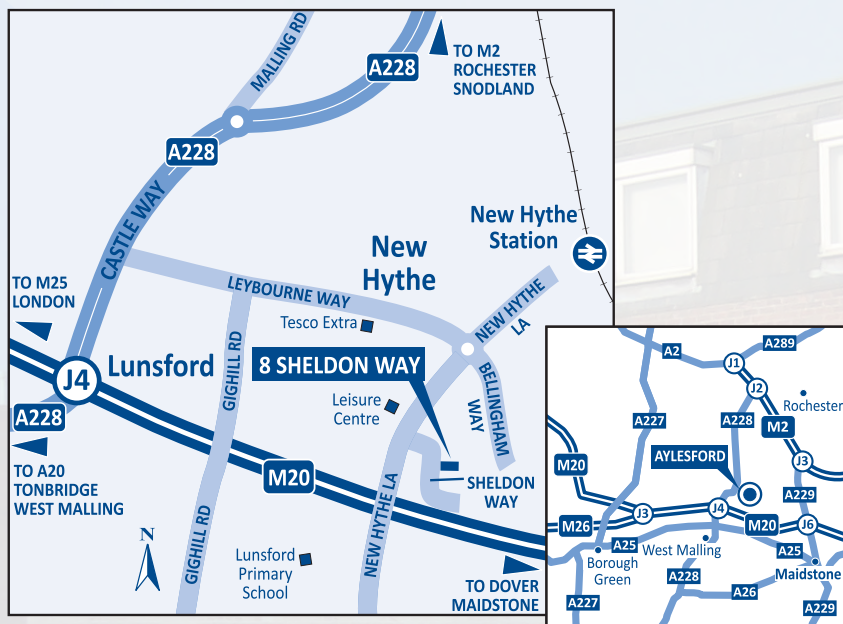


# 8 SHELDON WAY

LARKFIELD, AYLESFORD, KENT ME20 6SE

**Industrial Investment | Warehouse with secure yard**  
**For Sale 11,171 sq ft (1,037.9 sq m)**





## LOCATION

The property is situated on the Sheldon Way estate, which is within the established warehouse / industrial area of Larkfield, Aylesford and is within 1 mile of junction 4 of the M20. This is a strategic location for both industrial and distribution occupiers and offers rapid communication to the national motorway network and Channel Ports / Tunnel.

Other major occupiers in the local area include BOMAG, SIG, Amazon, Whirlpool and DHL.

## DESCRIPTION

The property comprises a self-contained detached steel framed unit with brick / part profile metal clad elevations under an insulated roof with 3-storey office accommodation to the front on a secure site. The property benefits from a single roller shutter door to the rear, lighting, fire alarm, security system and secure yard area.

The offices benefit from carpeting, lighting and heating throughout, part air-conditioning, UPVC double glazed windows, window blinds, kitchen, data cabling and separate WCs. There are security shutters fitted to ground floor windows and entrance door.

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## ACCOMMODATION

The net internal areas are as follows:-

	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	8,195	761.4
Ground Floor Office	1,032	95.9
First Floor Office	1,032	95.9
Second Floor Office	912	84.7
<b>Total</b>	<b>11,171</b>	<b>1,037.9</b>

## THE TENANCY

The property is let to Bowes Fastrac Ltd on an FRI lease for 10 years from 10<sup>th</sup> August 2009 at an annual rent until the end of the lease of £78,200 exclusive.

## COVENANT

Bowes Fastrac (registered number 05851181) is a well established engineering company specialising in high tech precision products into the aerospace, marine, automotive and motor sport sectors. Bowes Fastrac have an Experian credit score of 82- Low Risk. [www.bowesfastrac.com](http://www.bowesfastrac.com)

## TERMS

We are instructed to seek offers in excess of £1,250,000. A purchase at this level reflects a capital value of £111.89 per sq ft.

## AMENITIES

- 15 ft (4.5m) eaves height
- Full height roller shutter door
- 3-storey offices
- Lighting throughout
- Separate WCs
- Secure yard area

## LEGAL COSTS

Each party to be responsible for their own legal costs

## EPC

Energy Performance Asset Rating = C-65.

## CONTACT



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. August 2016