



TO LET
WAREHOUSE WITH LARGE FENCED YARD
AREA

SPINNEY HOUSE, WILCOX CLOSE, AYLESHAM

Spinney House, Wilcox Close, Aylesham, Kent CT3 3EP

**Single Storey Warehouse with
Surfaced & Fenced Yard.**

TO LET

1,958.4 m² (21,081 sq ft)

- Good access to A2
- 5.4m Eaves
- 4no. Loading Doors
- Modern Offices

**Viewings strictly by appointment
via joint agents:**

**BTF
William Hinckley or
Will Giles
01227 763663**



LOCATION

The property is located on the Aylesham Industrial Estate, an established commercial location in East Kent, situated between Canterbury and Dover, having convenient access to the A2 dual carriageway, providing connections to Dover, Canterbury, Thanet and the M2 motorway network. Aylesham railway station is within the village and provides services to Canterbury and the Kent coast.

DESCRIPTION

The property comprises a detached single storey warehouse/industrial unit arranged with two clear-span bays and an attached two-storey office building. The offices have been upgraded to a modern standard having LED lighting, double glazing and central heating supplemented with air conditioning units. The warehouse benefits from the following features:

- Concrete Flooring
- 4no Full Height Loading Doors
- 5.4m Eaves
- LED and Sodium Lighting
- Fenced & Surfaced Yard
- Separate Car Parking Area

ACCOMMODATION

The property has the following floor areas (GIA):

Floor	Accommodation	m ²	sq ft
Ground	Warehouse	2,531.1	27,245
	Offices	128.3	1,381
First	Offices	128.3	1,381
Total		2,787.7	30,008

TERMS

The property is available to let on new full repairing and insuring lease for a term to be agreed.

RENT

£230,000 per annum exclusive

DEPOSIT

The landlord reserves the right to request a deposit which will be held by the landlord for the duration of the term.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Warehouse and Premises - £111,000

The current UBR is 48p. Further details are available from the agent or the VOA website.

EPC

The EPC for this property is being reassessed.

**LEGAL COSTS**

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Joint Agents:

BTF

William Hinckley
or Will Giles
01227 763663

Details created October 2026





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