

SWANLEY DISTRIBUTION PARK

TO
LET

—
UNIT 2
LET TO
IDSL
—

READY FOR OCCUPATION

A new 163,621 sq.ft speculative industrial development
with opportunities ranging from 26,850 sq.ft – 55,536 sq.ft

Fully electrified units built to EPC A+ with the added benefit
of integrated PV to offer tangible energy savings.

We believe innovation lies at the core of this
forward-thinking development.



BR8 8GA

swanleydistributionpark.co.uk

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

SWANLEY DISTRIBUTION PARK

Industrial & Warehouse Development

Swanley Distribution Park is an exciting new speculative 4 unit warehouse/industrial development, with units ranging from 26,850 to 55,536 sq.ft.

Prominently located on Junction 3 of the M25, which offers immediate access to both the M25 and M20 providing unrivalled transport links for distribution into London and the wider South East.

The site also benefits from well-known occupiers located nearby including:



The scheme has been developed to the highest specification and green credentials, including net zero carbon emissions for regulated energy uses (EPC A+).



7.5 acre
site



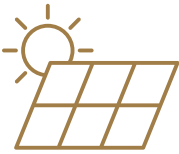
4 Units totalling
163,621 sq.ft



Detached units
with self-contained
secure yards



First floor offices
and shower
facilities



PV panelling
on all units



Suitable for
use classes
E(g), B2, B8





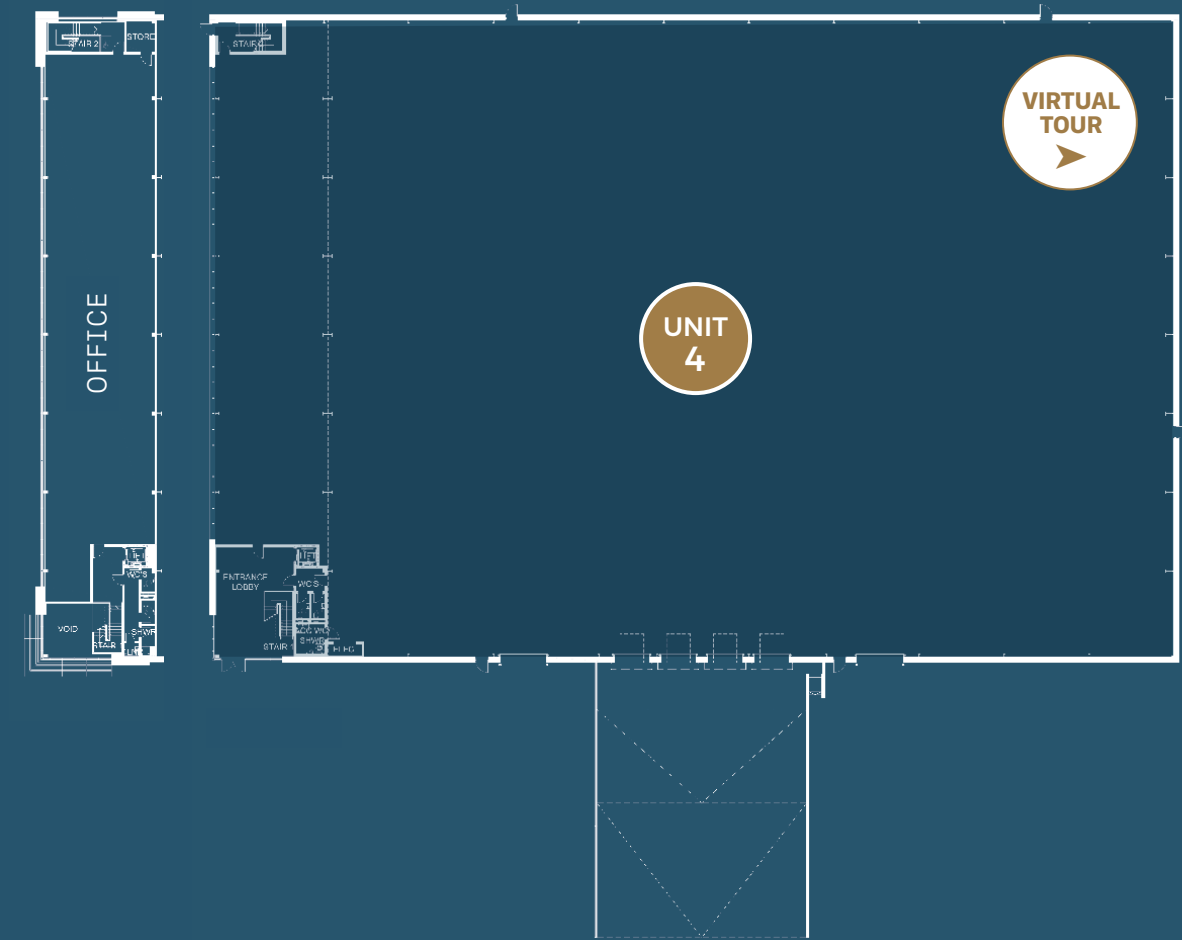
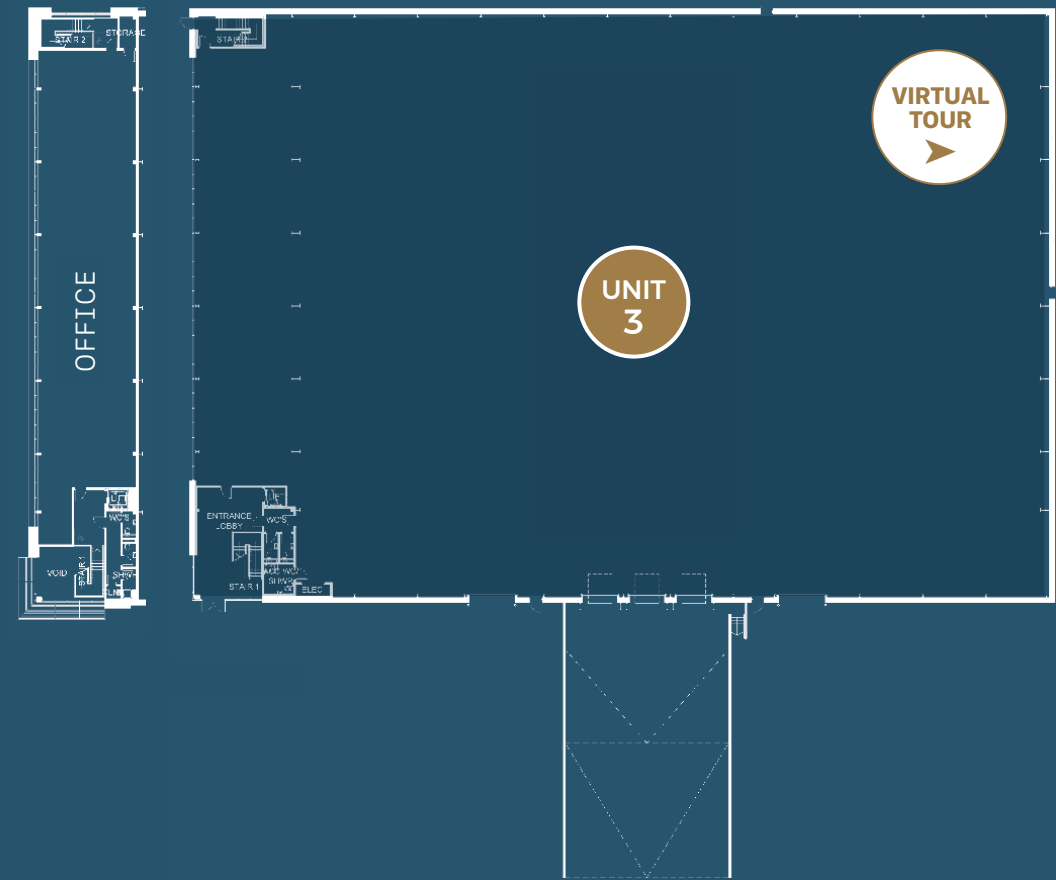
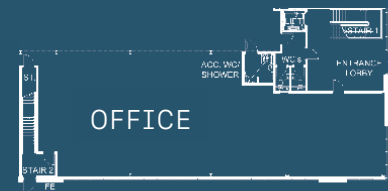
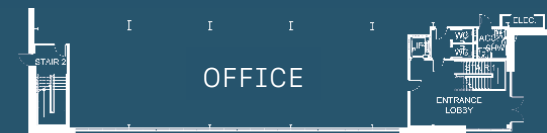
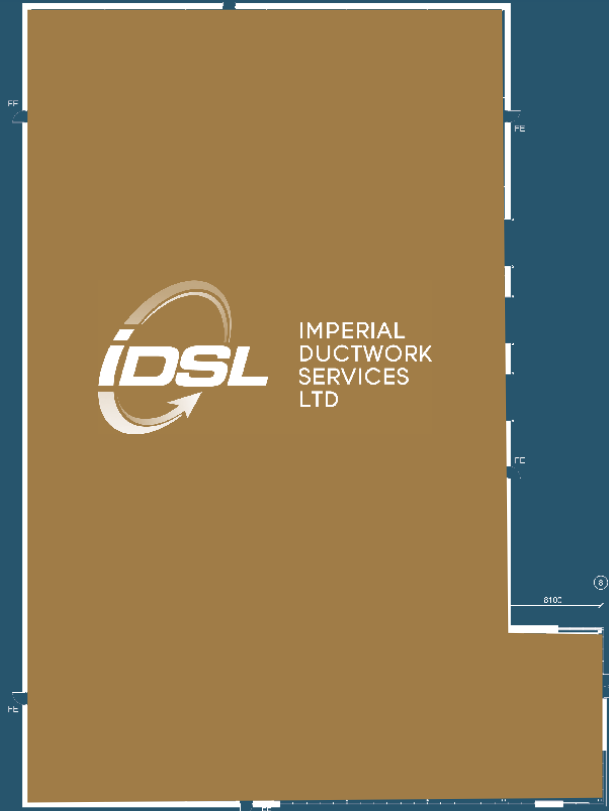
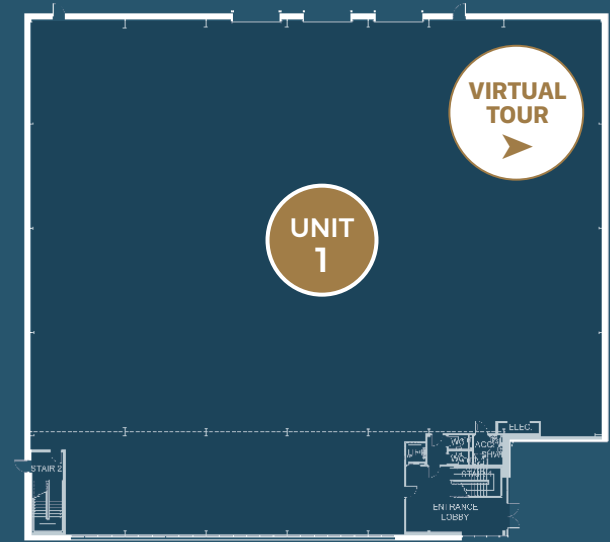
Flexible Units

Innovative, sustainable design
Opportunities ranging from 26,850 sq.ft – 55,536 sq.ft



Accommodation

UNIT	GROUND GEA ft²	FIRST GEA ft²	TOTAL GEA ft²	m²	DOCK LEVELLERS	LOADING DOORS	CAR PARKING
1	22,774	4,076	26,850	2,494	—	3	27
2	LET TO IMPERIAL DUCTWORK SERVICES LIMITED						
3	40,538	5,112	45,650	4,241	3	2	46
4	49,467	6,069	55,536	5,159	4	2	53
TOTAL	144,143	19,478	163,621	15,200			



Unique to you Specification

The development has the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



Clear internal height ranging from 10.5m – 12.5m



50KN m2 floor loading



Fully secure yards



Dock level loading doors to Units 3 & 4



Electric level access loading doors to all units



Yard depths ranging from 30m – 50m



CAT A offices



Lift access to all first floor offices



Shower facilities



Comfort cooling/heating system to offices



Allocated car parking



Allocated cycle parking



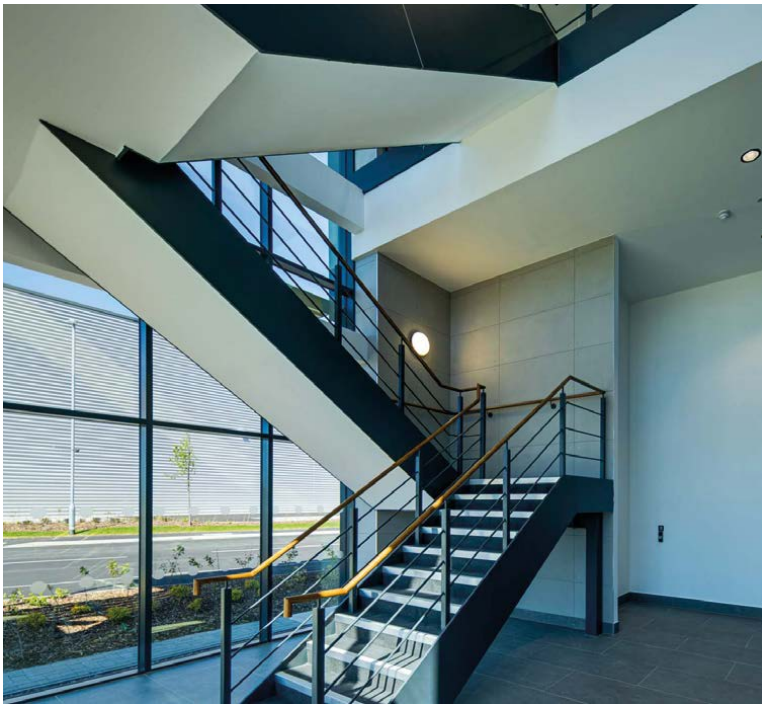
10% Roof lights to ensure natural light to warehouse



2MVA Power Units ranging from 300 - 550kva



LED lighting to offices



Eco Initiatives

Sustainable Future

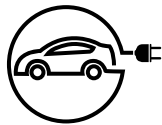
Swanley Distribution Park provides highly sustainable industrial units. The scheme presents an opportunity for occupiers to reduce their environmental footprint, without compromising on unit specification.



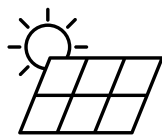
BREEAM
excellent



EPC A+



Electric car
charging points



PV panelling
to roof



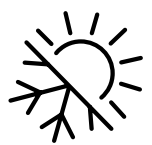
Ground & air source
heat pumps for office
heating/cooling



Water regulation
technology



Bio-diversity
enhancements



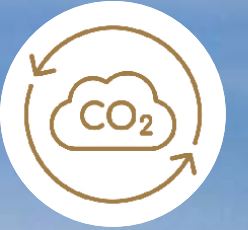
Thermal insulation and
airtightness in excess
of building regulations

POTENTIAL
SAVINGS OF
C. £1.05PSF
PER ANNUM*

Occupiers will benefit directly from the free electricity generated from the PV system, this will enable a maximum cost saving per annum if all the electricity is used as below;

Unit 1	£22,360 p.a
Unit 2	£27,515 p.a
Unit 3	£33,835 p.a
Unit 4	£39,245 p.a

*assumption/calculation is based off an assumed rate of £0.28p kW.



Carbon savings across the scheme equate to 114 one way flights from London to New York.

(Source: ICAO Carbon Emissions Calculator).

Prime Commuting Close Proximity

Swanley Distribution Park is perfectly positioned – located on the M20, and just minutes from the M25 and A2, offering seamless access to London, the South East, and national motorway networks. It's a prime location for fast, efficient distribution and streamlined logistics.



Location

London Road, Swanley, Kent, BR8 8GA

The development is located on Junction 3 M25 and the M20. This provides unrivalled distribution connections to Central London as well as the wider South East via the M25 and M20. Swanley Train Station is also less than a mile away (4min drive) and is within the London Fares Zones 1-9, allowing direct access to Victoria, Charing Cross and Waterloo.

 ROAD	
London:	13 miles / 29 mins
Dartford:	8 miles / 16 mins
Bromley:	9 miles / 18 mins
Croydon:	18 miles / 40 mins
Sevenoaks:	11 miles / 22 mins
Maidstone:	20 miles / 35 mins

 RAIL	
London Charing Cross:	30 mins
London Waterloo:	33 mins
London Victoria:	40 mins
Maidstone:	31 mins

 AIR	
London City Airport:	20 miles / 25 mins
London Gatwick:	28 miles / 35 mins
London Heathrow:	50 miles / 60 mins
Biggin Hill Airport:	11 miles / 20mins

Agents



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DTRE

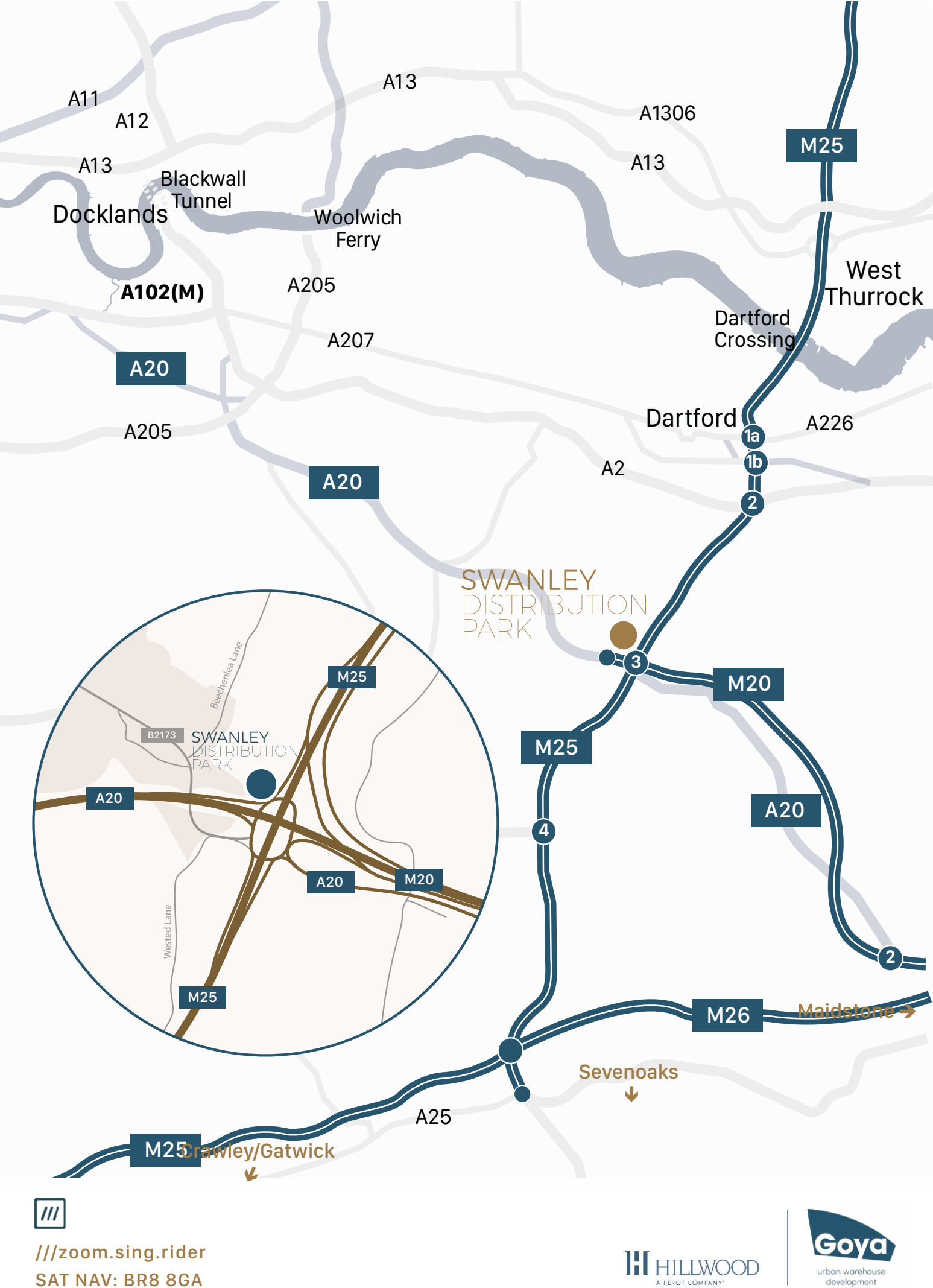
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