

# SWANLEY DISTRIBUTION PARK

TO  
LET



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UNIT 2  
PRE-LET  
TO IDSL  
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## READY FOR OCCUPATION Q1 2026

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

Fully electrified units designed to achieve EPC A+,  
featuring integrated PV to offer tenants energy savings.

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



BR8 8GA

[swanleydistributionpark.co.uk](http://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. The opportunity also exists for earlier occupier's requirements to be reflected in the development (subject to planning).

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

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



The scheme will be 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 162,150 sq.ft



Detached units with self contained secure yards



First floor offices and shower facilities



PV panelling on all units



Planning granted for use classes B1(c), B2, B8



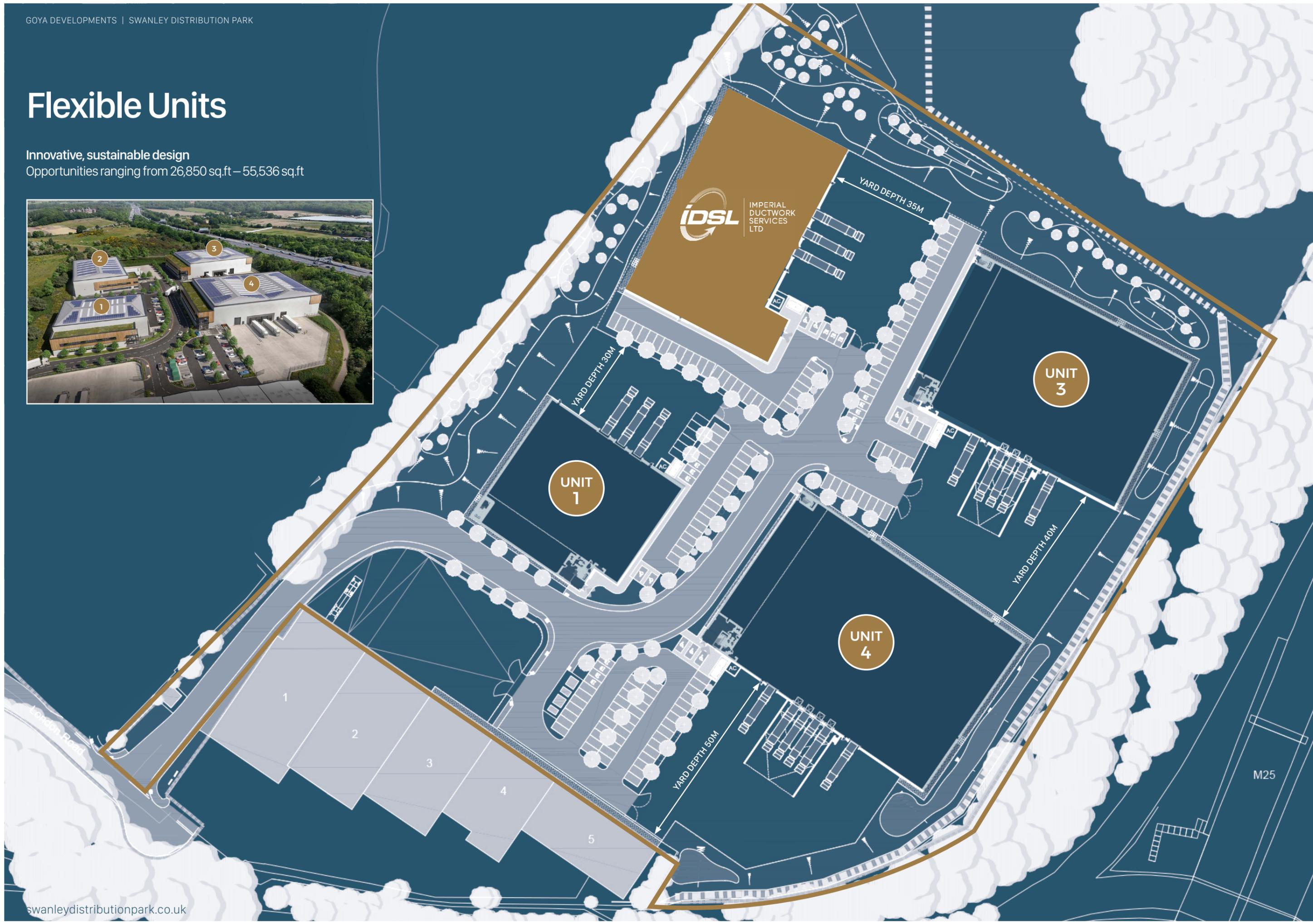


\*Indicative CGI

# Flexible Units

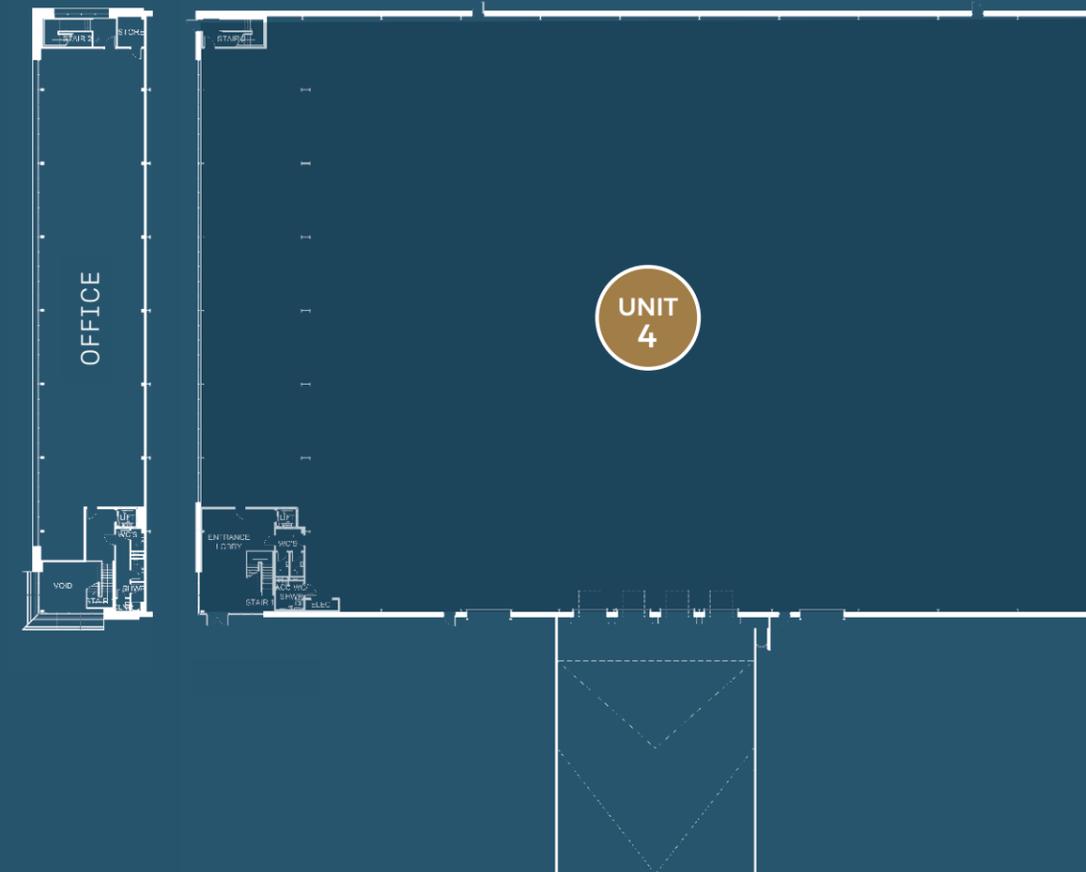
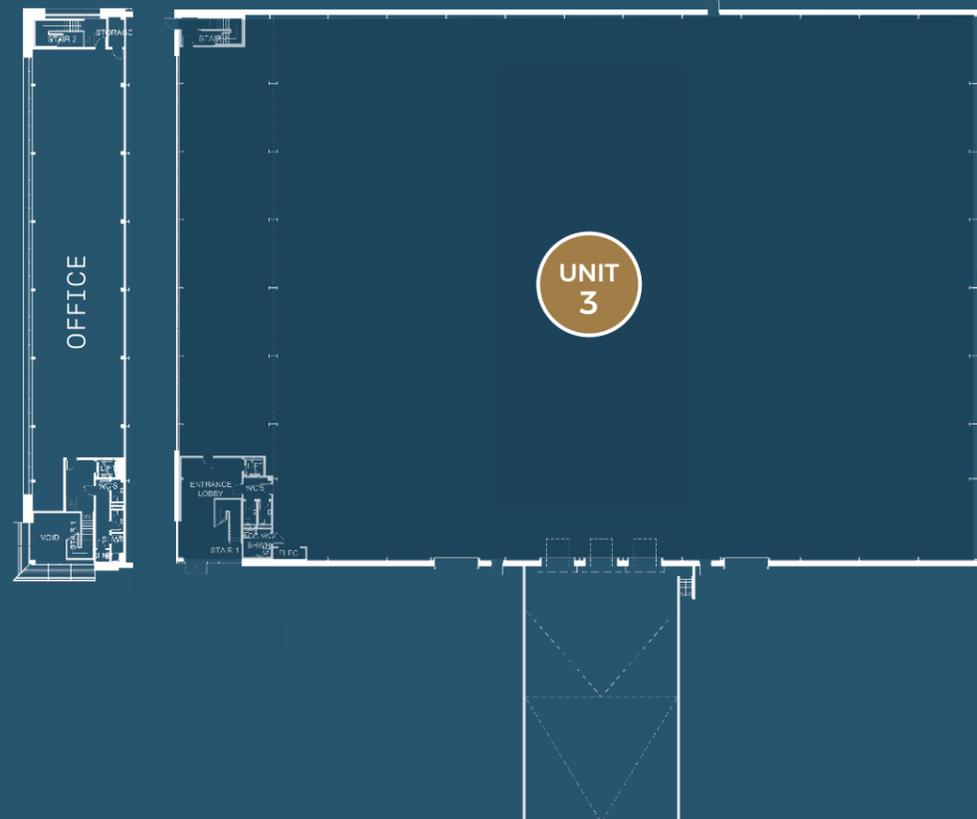
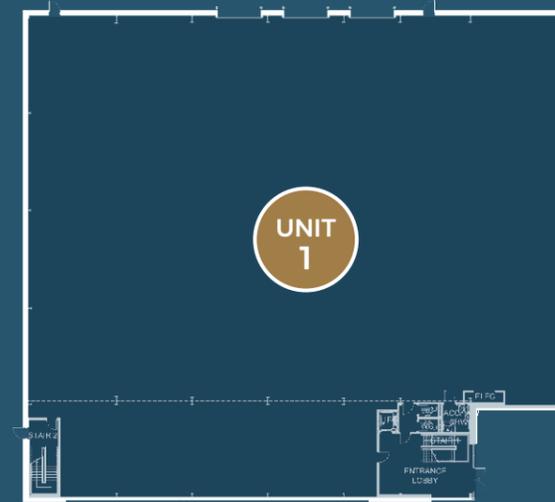
Innovative, sustainable design

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



# Accommodation

UNIT	GROUND GEA ft <sup>2</sup>	FIRST GEA ft <sup>2</sup>	TOTAL GEA ft <sup>2</sup>	TOTAL GEA m <sup>2</sup>	DOCK LEVELLERS	LOADING DOORS	CAR PARKING
1	22,774	4,076	26,850	2,494	—	3	27
2	PRE 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
<b>TOTAL</b>	<b>144,143</b>	<b>19,478</b>	<b>163,621</b>	<b>15,200</b>			



# Unique to you Specification

The development will also have 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



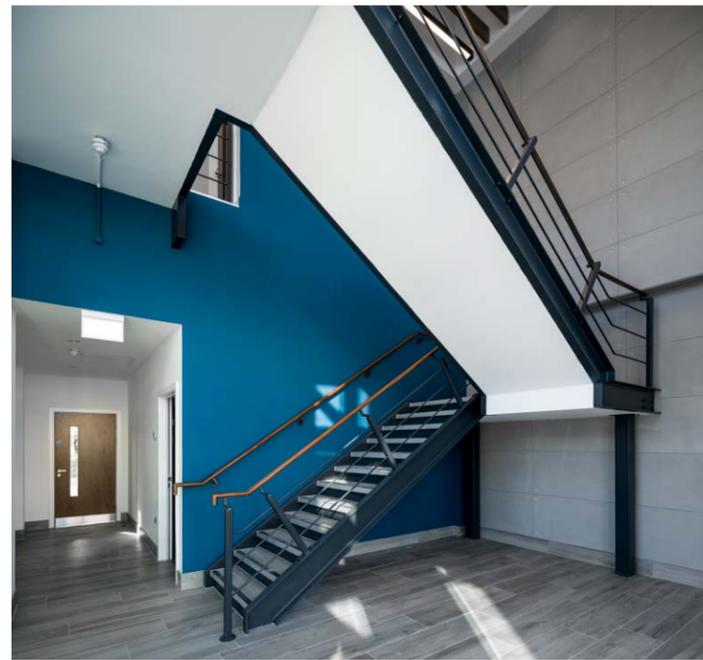
10% Roof lights to ensure natural light to warehouse



Power ranging from 230 – 420 kVA



LED Lighting to Offices



# Eco Initiatives

## Sustainable Future

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

- Targeting BREEAM Excellent
- Targeting 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 savings 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.

\*Savings based on the energy saving specification including PV panels and building efficiencies when compared to a 15 year old building of a similar size.



# 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 in Swanley 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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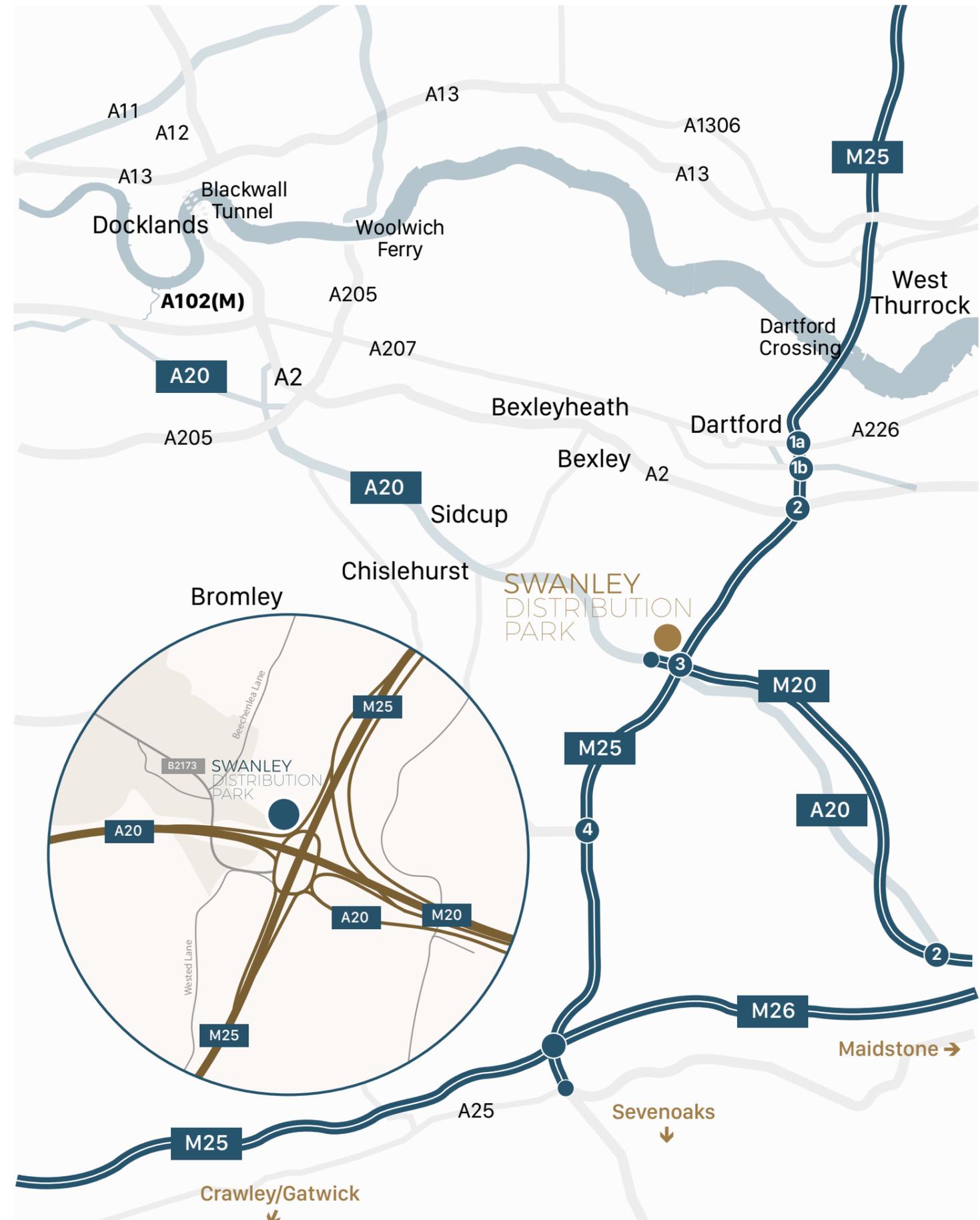
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