



THE TEARDROP CENTRE, LONDON ROAD, SWANLEY, KENT BR8 8TS
INVESTMENT SALE & LEASEBACK | 65,801 SQFT | INDUSTRIAL/WAREHOUSE UNIT

Detached Industrial/Warehouse Unit with Ground and First Floor Offices on a Secure & Self-Contained Site with Car Parking to the front and a Large Yard to the rear.

Key Features

- Car Parking
- Eaves Height of 8.3 Metres
- Excellent Transport Links - A20 London Road & M25/M20 Motorways
- Large Secure Yard
- 6 Loading Doors (5 Rear & 1 Side)
- On-Site Substation
- Secure Site of 3.44 Acres
- Three Phase Electricity Supply



Location

The Unit is located on London Road (A20) adjacent to the M25 Motorway (Junction 3) at the intersection with the M20 Motorway. The Dartford Crossing is approximately 2 miles to the North and the Channel Tunnel & Ports are approximately 60 miles to the South.

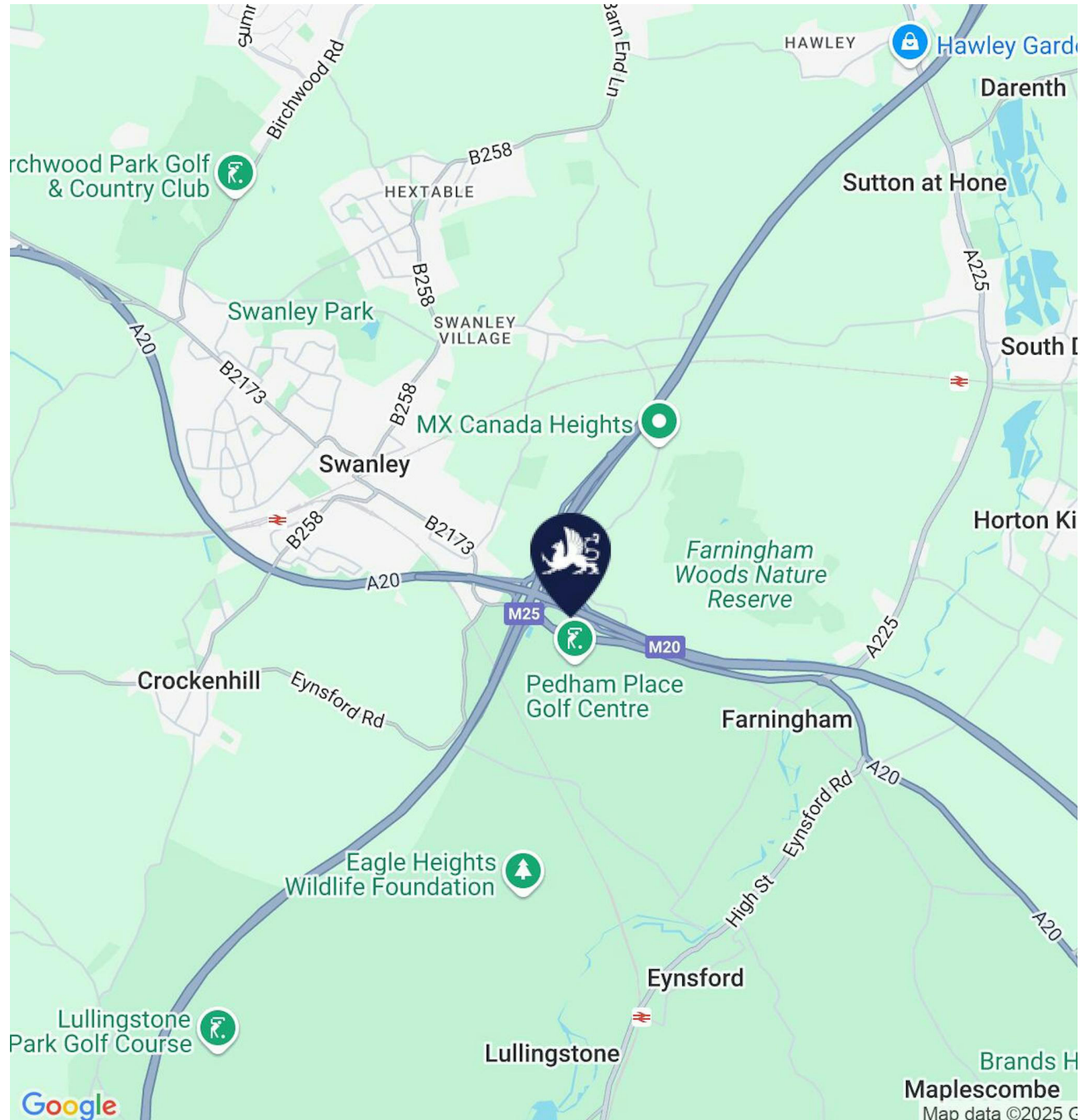
Swanley Town Centre and Railway Station, which provides a direct Train Service to London Victoria Station (Journey time of 28 minutes), is located approximately 1 mile to the West.

Terms

INVESTMENT SALE & LEASEBACK

The Freehold interest of the Unit is available at a Sale Price of £18,500,000.00.

The Owner will sell the Freehold interest of the Unit and Leaseback the Unit on a new Full Repairing and Insuring Lease for a Term of 10 Years at a Rent of £987,000.00 per annum exclusive.



Accommodation

Name	Sqft	Sqm
Unit - Industrial	57,469	5,339.04
Ground - Office	4,166	387.03
1st - Office	4,166	387.03

Rents, Rates & Charges

Price	£18,500,000 Sale & Leaseback
Rate	£283,050 per annum Based on 2025 Valuation
Service Charge	On Application
VAT	On Application
EPC	D (96)

Viewing & Further Information



Nicholas Westray

020 3967 0103
07932 707 071
nwestray@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 08/05/2025