

SWANLEY DISTRIBUTION PARK

TO
LET



READY FOR OCCUPATION Q1 2026

A new 162,000 sq.ft speculative industrial development with opportunities ranging from 26,000 sq.ft – 55,000 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

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 26,000 to 55,000 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



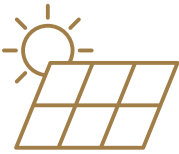
4 Units totalling
162,150 sq.ft



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

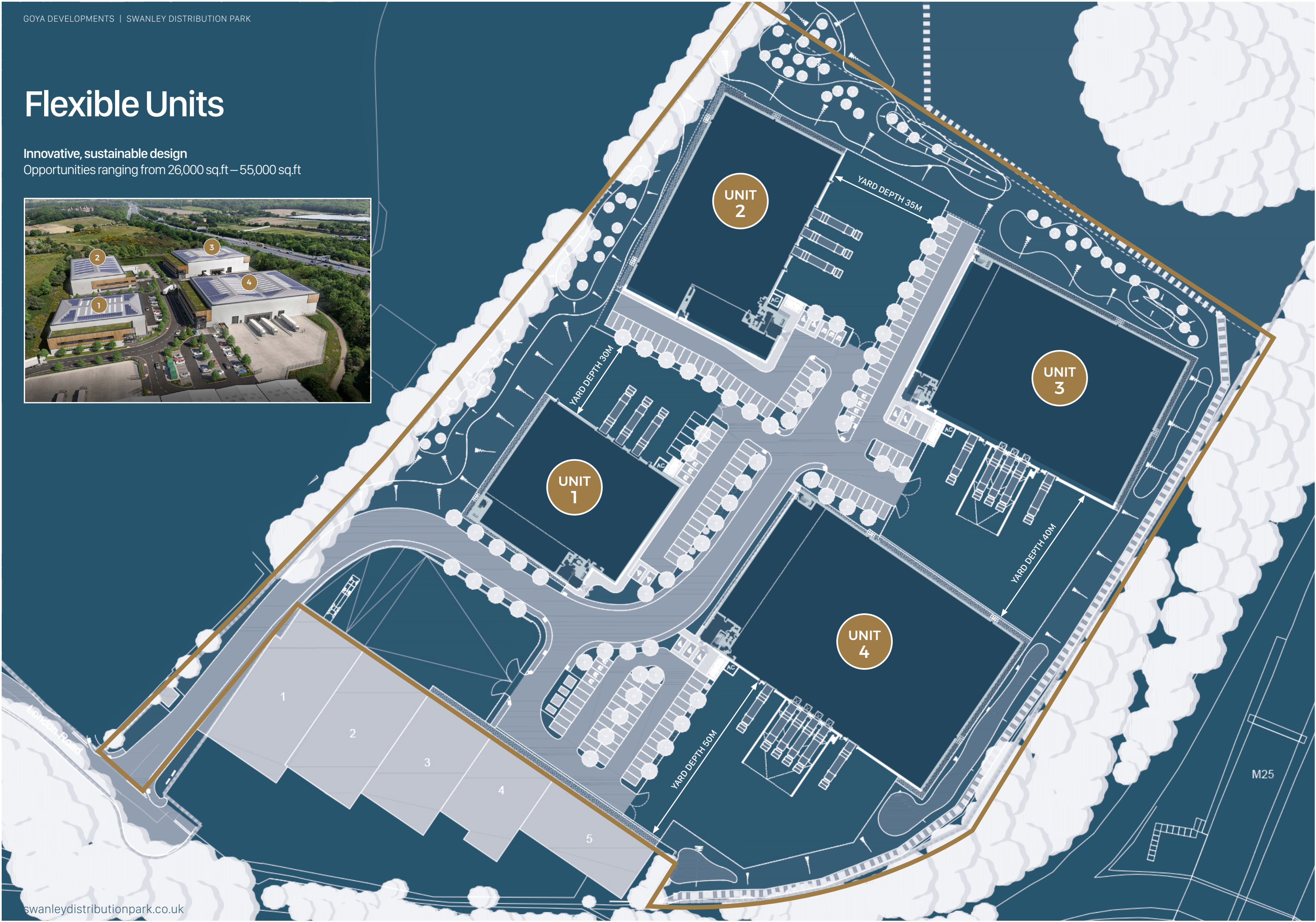




*Indicative CGI

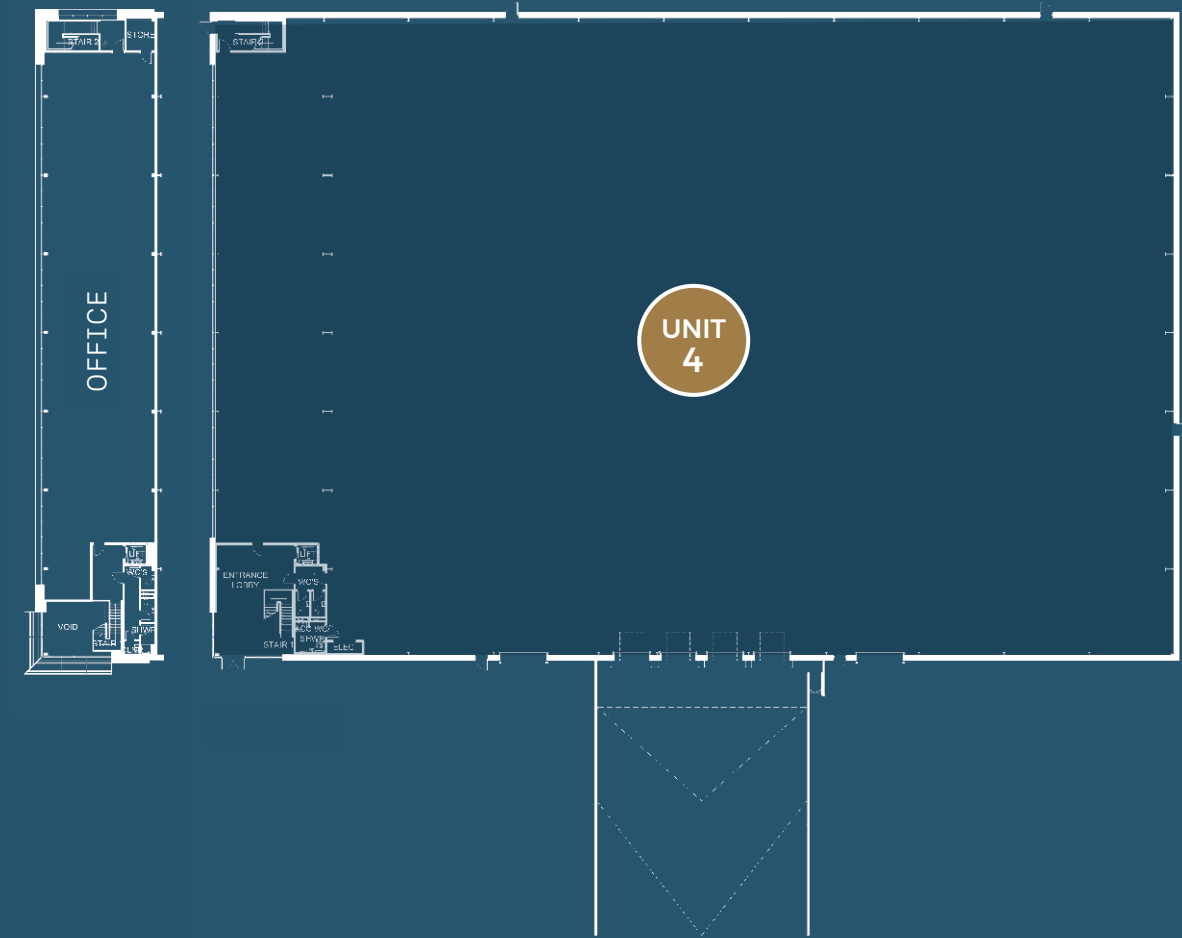
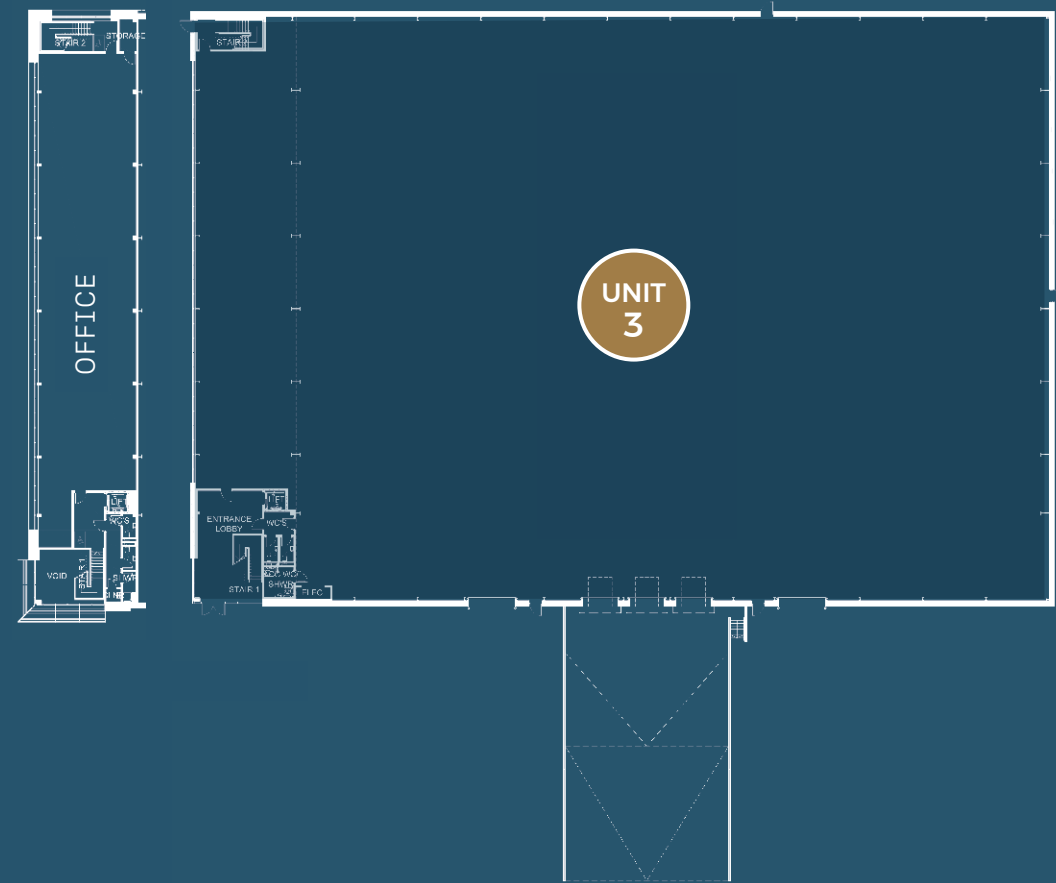
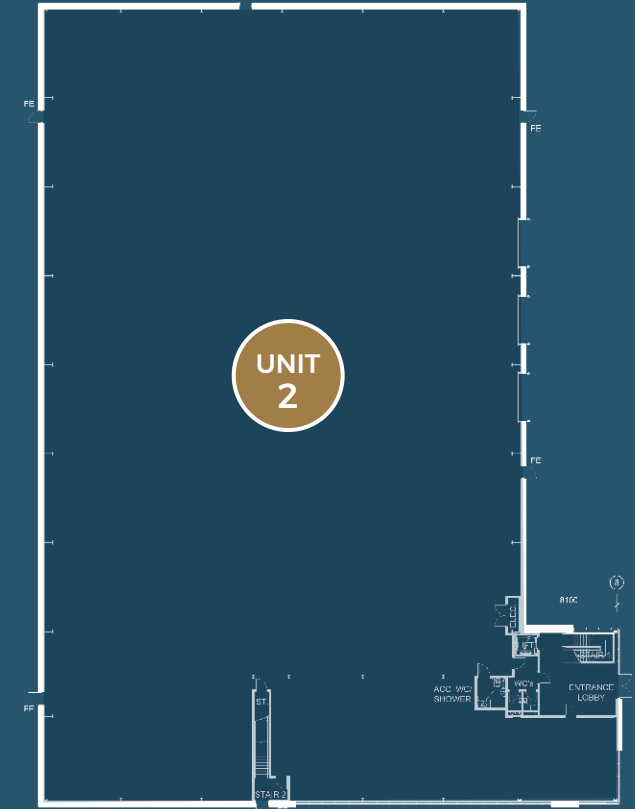
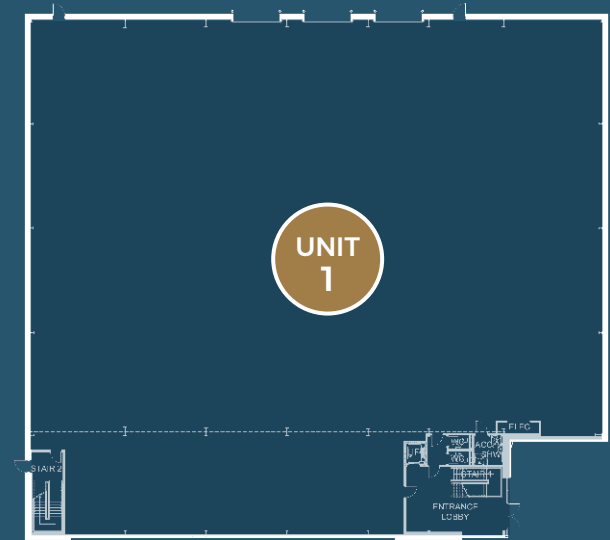
Flexible Units

Innovative, sustainable design
Opportunities ranging from 26,000 sq.ft – 55,000 sq.ft




Accommodation

UNIT	GROUND GEA ft²	FIRST GEA ft²	TOTAL GEA ft²	m²	DOCK LEVELLERS	LOADING DOORS	CAR PARKING
1	22,729	3,852	26,581	2,469	—	3	27
2	31,308	3,871	35,179	3,268	—	3	35
3	40,420	4,800	45,220	4,201	3	2	46
4	49,391	5,821	55,212	5,129	4	2	53
TOTAL	143,848	18,344	162,192	15,067			




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.



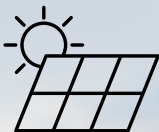
Targeting
BREEAM Excellent




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*

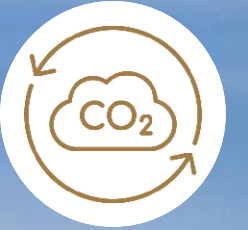
Occupiers will benefit directly from the free electricity generated from the PV system, this will enable a maximum cost savings per annum if all the electricity is used as below;

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.

**Indicative CGI



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



Steve Richmond
07771 900 682
Stephen.Richmond@ryan.com

Tom Booker
07584 237 141
Tom.booker@ryan.com

DTRE

Jake Huntley
07765 154 211
Jake.Huntley@dtre.com

Max Dowley
07548 773 999
Max.Dowley@dtre.com

NEWMARK

Freddie John
07788 394 341
Freddie.John@nmrk.com

Emily Pearson
07387 134 126
Emily.Pearson@nmrk.com

