

# SWANLEY DISTRIBUTION PARK

TO  
LET

—  
UNIT 2  
PRE-LET  
TO IDSL  
—

## 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](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 26,000 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



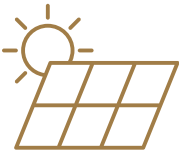
4 Units totalling  
162,150 sq.ft



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





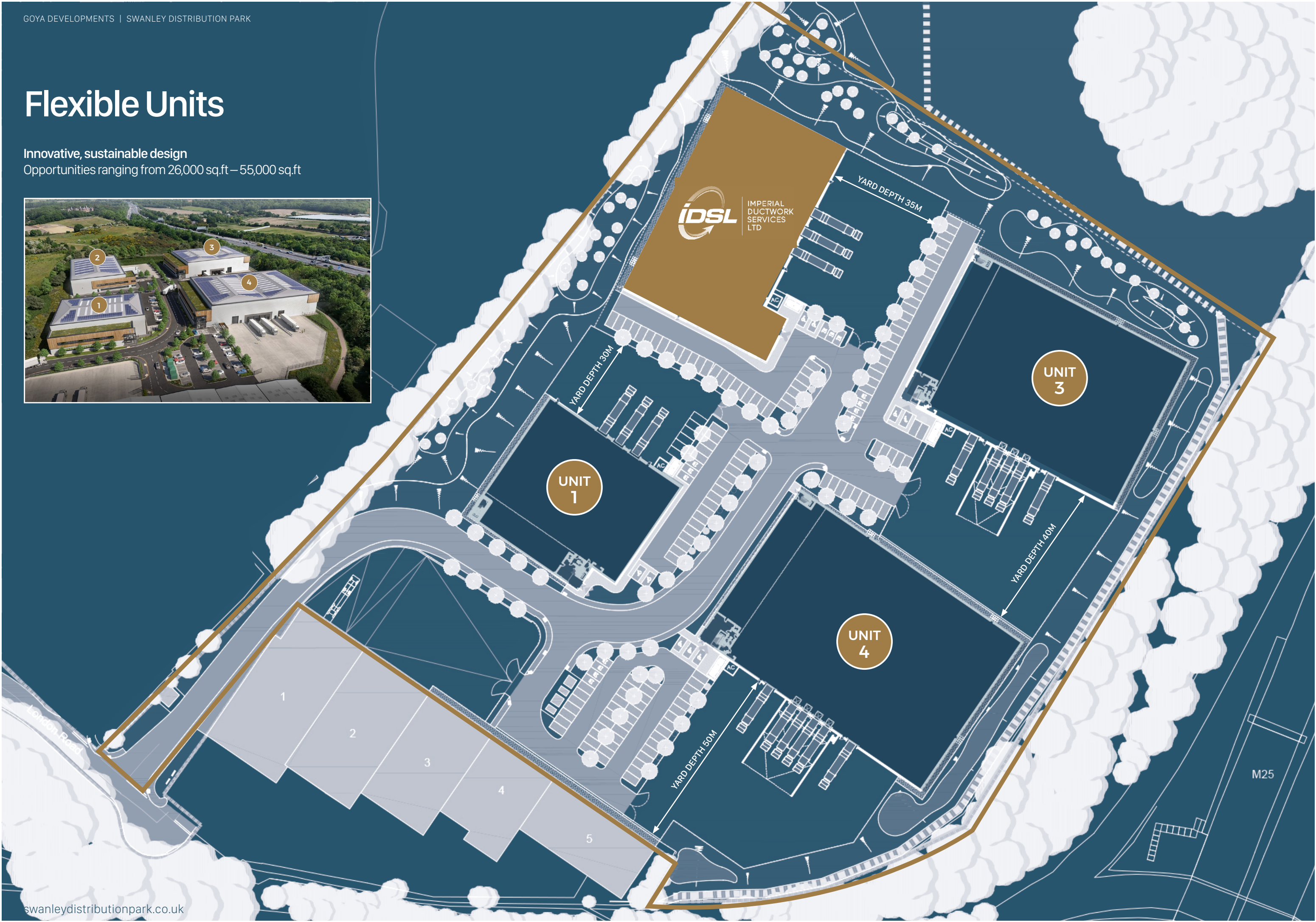


\*Indicative CGI



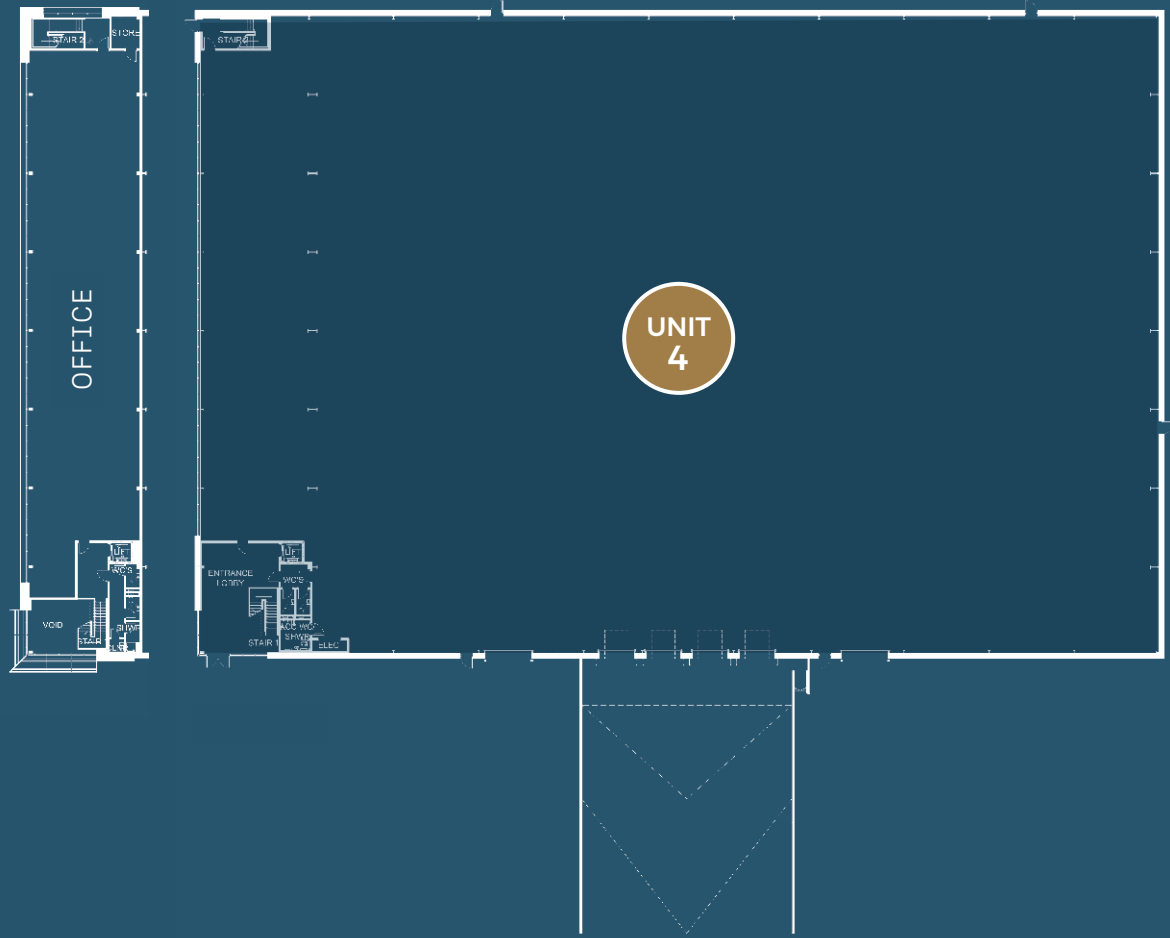
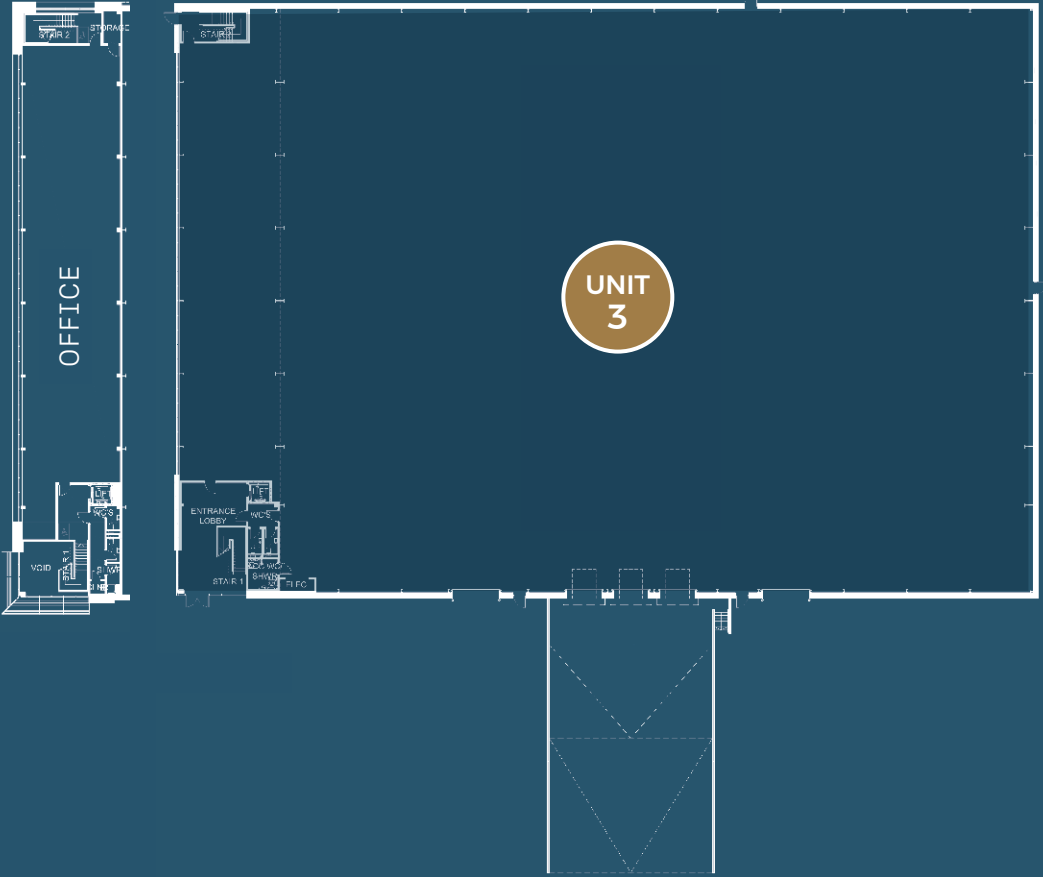
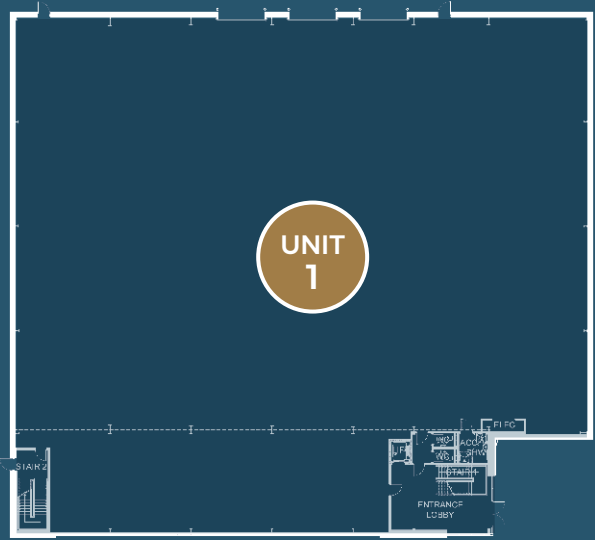
# Flexible Units

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	PRE LET TO IMPERIAL DUCTWORK SERVICES LIMITED						
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.



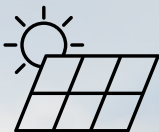
Targeting  
BREEAM Excellent




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;

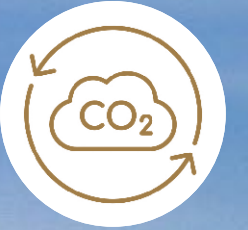
Unit 1	£22,360 p.a
Unit 2	£27,515 p.a
Unit 3	£33,835 p.a
Unit 4	£39,245 p.a

\*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

**David Moule**  
07905 764910  
David.Moule@nmrk.com

