

# SWANLEY DISTRIBUTION PARK

LET  
TO



—  
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](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.

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



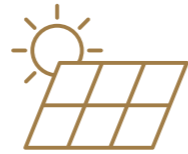
4 Units totalling 163,621 sq.ft



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

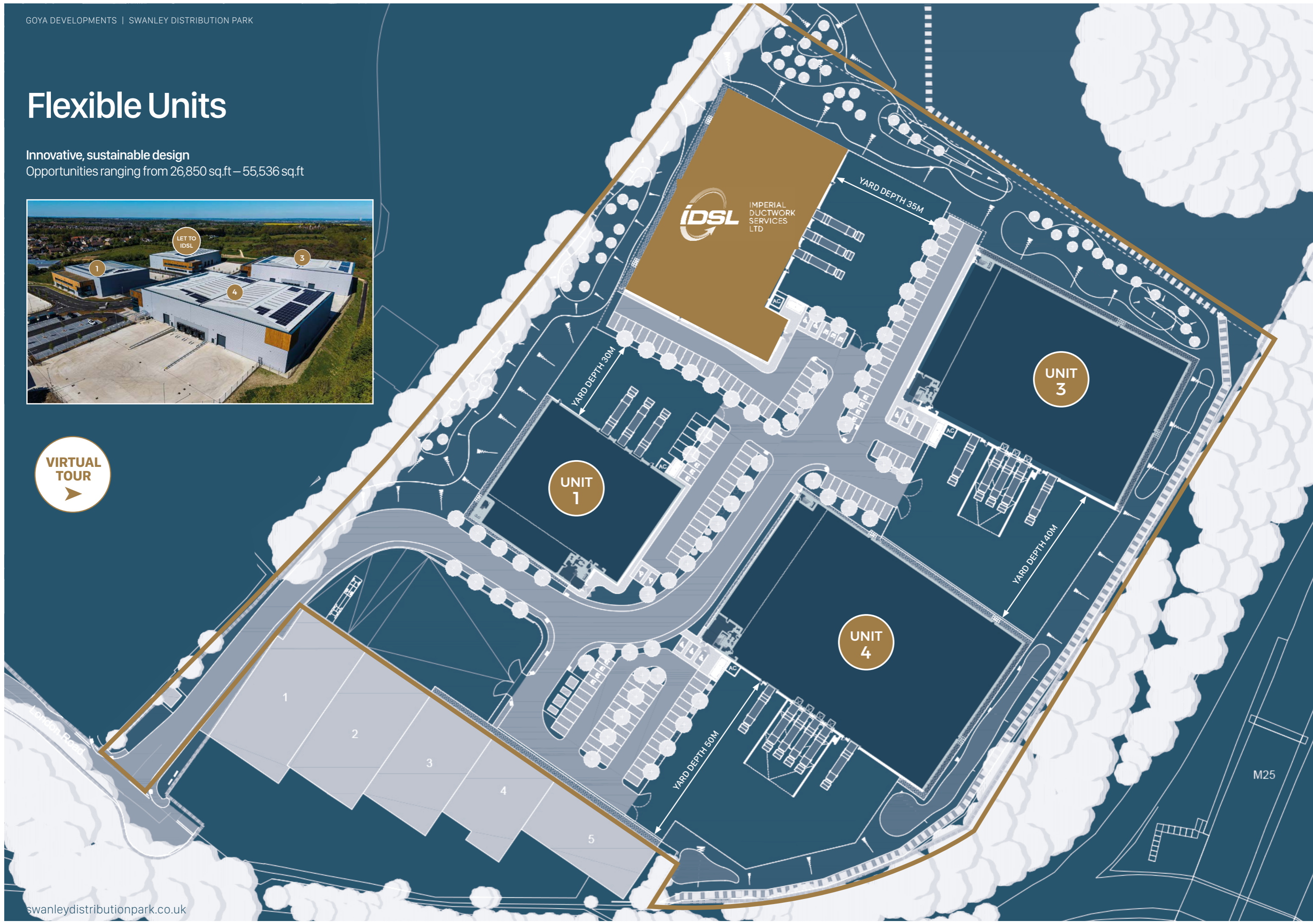




# Flexible Units

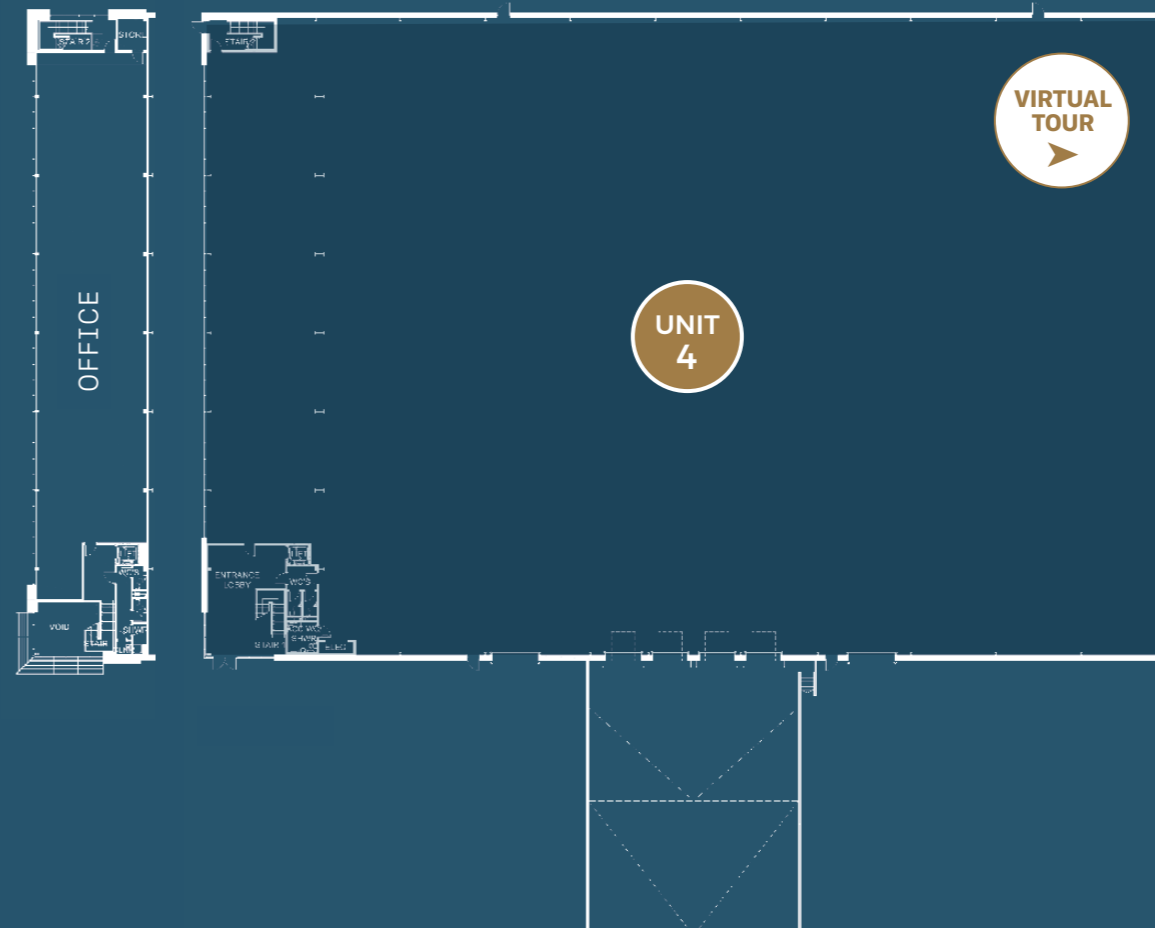
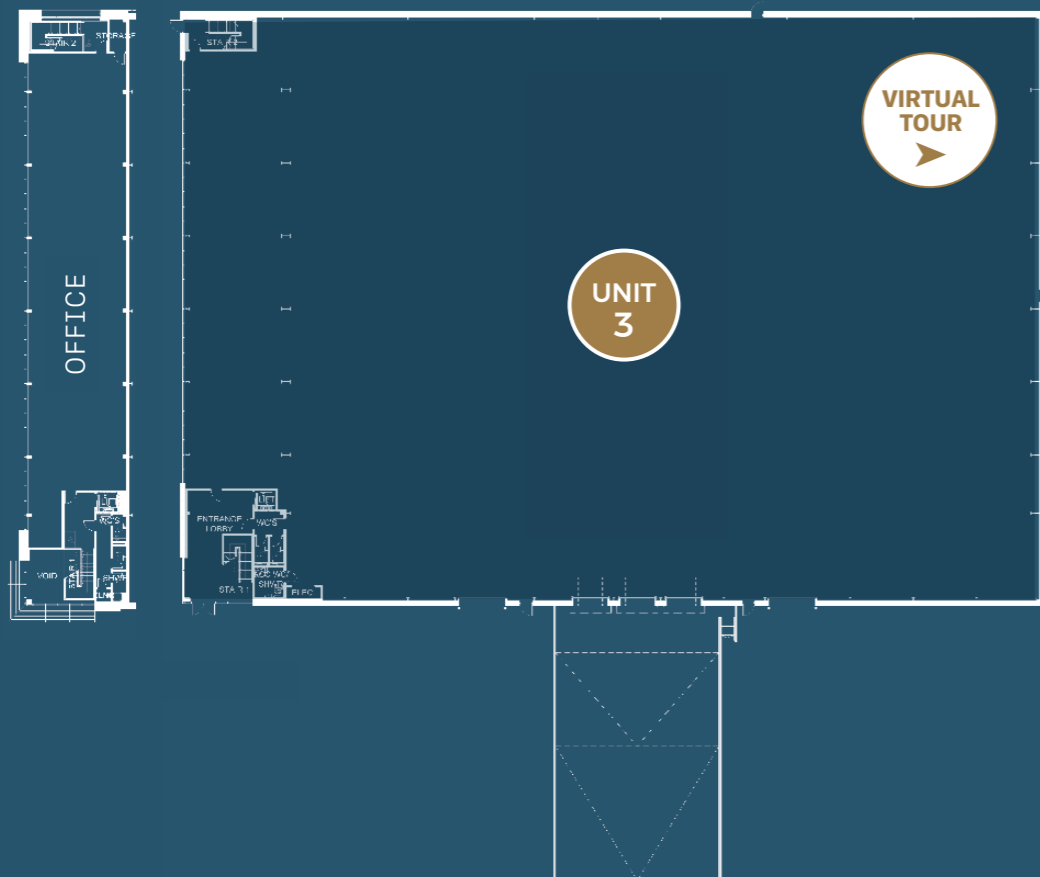
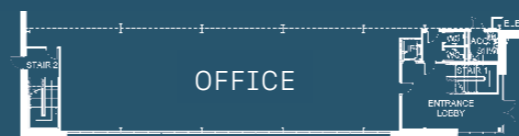
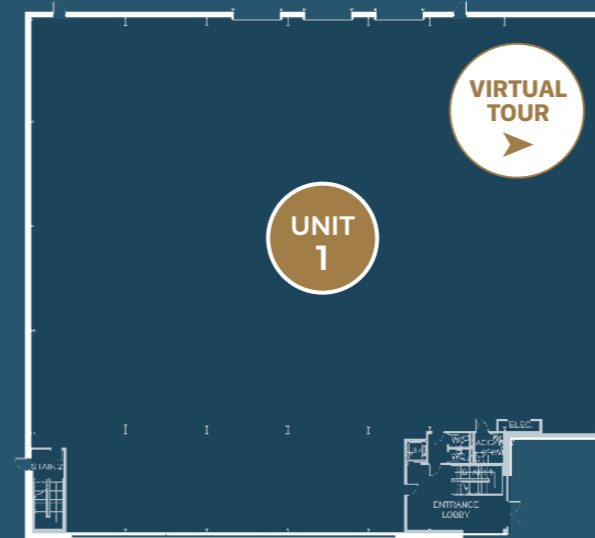
Innovative, sustainable design

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



# Accommodation

| UNIT         | GROUND GEA<br>ft <sup>2</sup>             | FIRST GEA<br>ft <sup>2</sup> | TOTAL GEA<br>ft <sup>2</sup> | TOTAL GEA<br>m <sup>2</sup> | DOCK<br>LEVELLERS | LOADING<br>DOORS | CAR<br>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             |
| <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 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



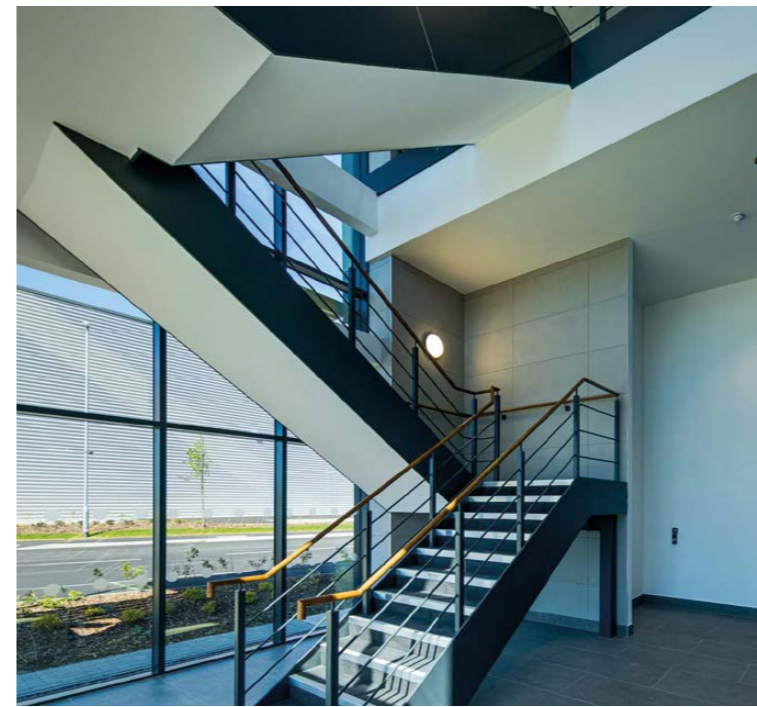
10% Roof lights to ensure natural light to warehouse



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 reduce their environmental footprint, without compromising on unit specification.

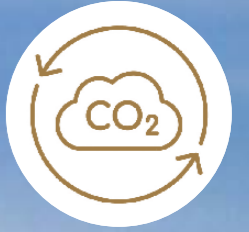
- BREEAM excellent
- EPC A+
- Electric car charging points
- PV panelling to roof
- Ground & air source heat pumps for office heating/cooling
- Water regulation technology
- Bio-diversity enhancements
- Thermal insulation and airtightness in excess of building regulations

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



**Steve Richmond**  
07771 900 682  
srichmond@shw.co.uk

**Tom Booker**  
07584 237 141  
tbooker@shw.co.uk

## DTRE

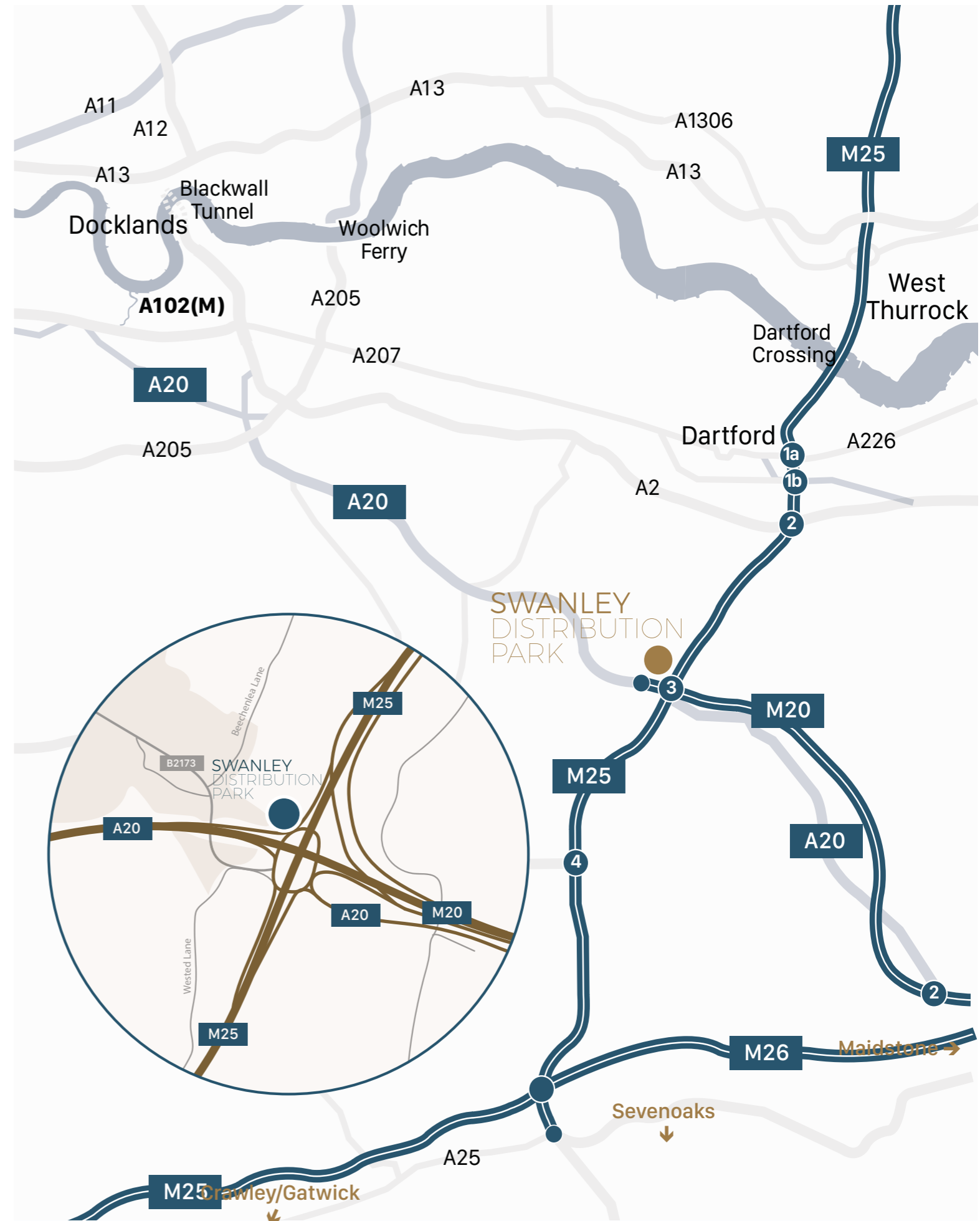
**Jake Huntley**  
07765 154 211  
Jake.Huntley@dtre.com

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

## NEWMARK

**Freddie John**  
07788 394 341  
Freddie.John@nrmk.com

**Zach Heppner-Logan**  
07787 221 412  
Zach.Heppner-Logan@nrmk.com



///zoom.sing.rider  
SAT NAV: BR8 8GA

