



M20 J4 · Bellingham Way · Aylesford · ME20 6SQ  
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[panattoni.co.uk/aylesford](https://panattoni.co.uk/aylesford)

# PANATTONI PARK AYLESFORD



## PLOT 6A

DESIGN & BUILD INDUSTRIAL LOGISTICS OPPORTUNITY

SINGLE UNIT UP TO **16,500 SQ FT**



# Panattoni Park Aylesford: direct access to Kent, the Capital and the Continent

- Industrial logistics design and build opportunity
- 1 acre plot with infrastructure in place
- Up to 16,500 sq ft in a single unit
- Ready to occupy within 12 months
- Fast access to Kent, London and the South East
- Local occupiers include Amazon, DFS, DHL, Evri, Fowler Welch, SIG, Tesco, and XPO

**Plot 6A** is the last opportunity at **Panattoni Park Aylesford**, one of the largest industrial logistics developments in the South East.

The 90-acre park connects to J4 M20, offering fast access to Kent, the Capital, and Continental markets. J3 M25 falls within 18 minutes, Central London in 44 minutes, and Dover in 48 minutes.

**Plot 6A** is easily accessible by labour, with excellent road links, multiple bus routes and two railway stations nearby.

2.9m   
 CONSUMERS WITHIN 45 MINUTES BY VAN

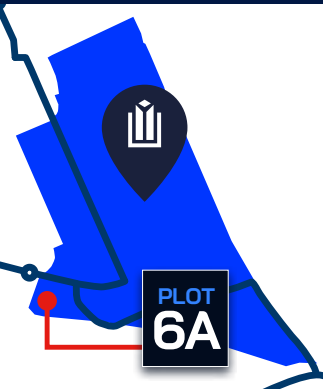
35m   
 CONSUMERS WITHIN 4.5 HOURS BY HGV



# PLOT 6A

## 1 ACRE

DESIGN & BUILD OPPORTUNITY



Plot 6A is the last industrial logistics opportunity at Panattoni Park Aylesford.

The 1 acre plot is situated adjacent to the park entrance and benefits from fast access to junction 4 of the M20.

As our site plan illustrates, the 1 acre plot can accommodate a single unit design and build up to 16,500 sq ft with a 25m goods yard.

Ground works are complete and infrastructure is in place. Subject to planning, occupiers can be operational in as little as 12 months.

### SINGLE UNIT UP TO 16,500 SQ FT

#### Indicative Accommodation

	sq ft	sq m
Warehouse	13,750	1,277
Offices	2,600	242
<b>Total GIA</b>	<b>16,350</b>	<b>1,519</b>



## SUSTAINABLE BUILD SPECIFICATION

Benefit from a grade-A base specification designed to minimise energy consumption.



SECURE YARD



CAR PARKING SPACES



SOLAR PV READY



RESOURCE METERING



INSULATED AND AIR TIGHT



EV CHARGING POINTS

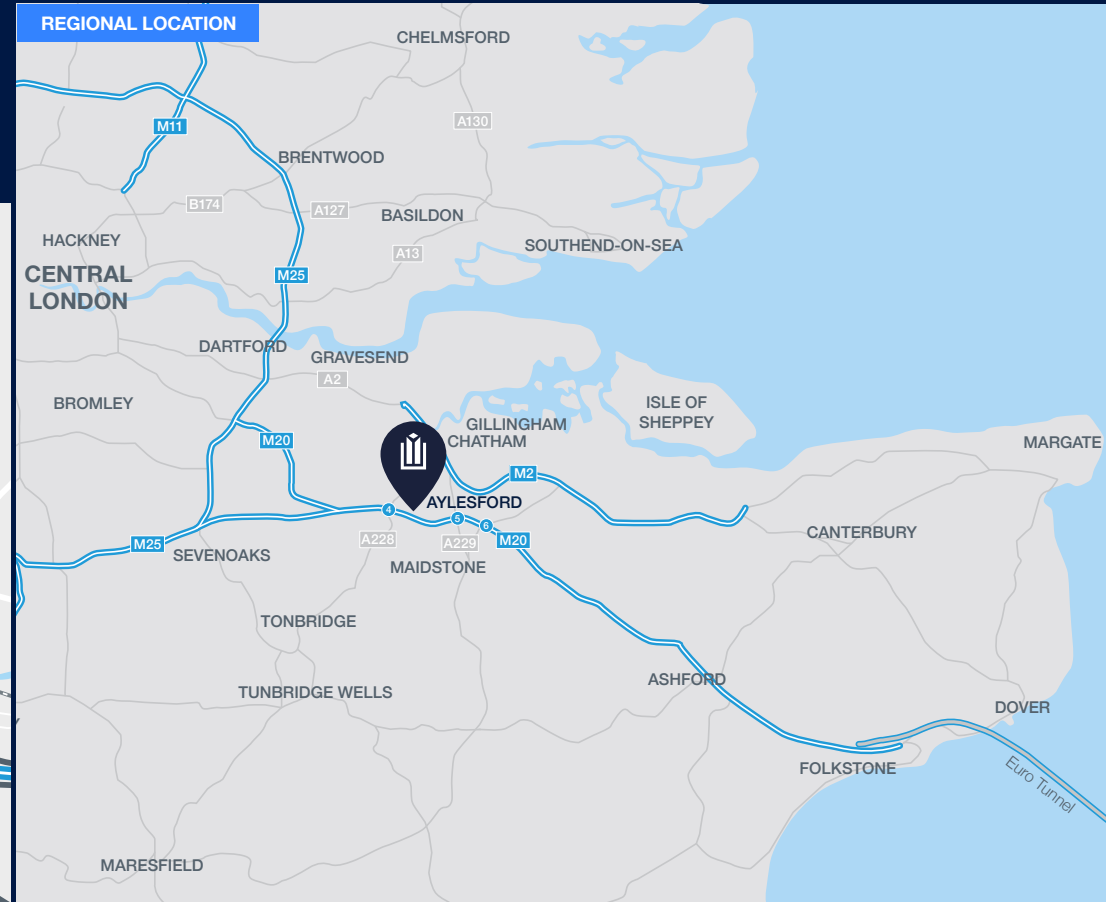
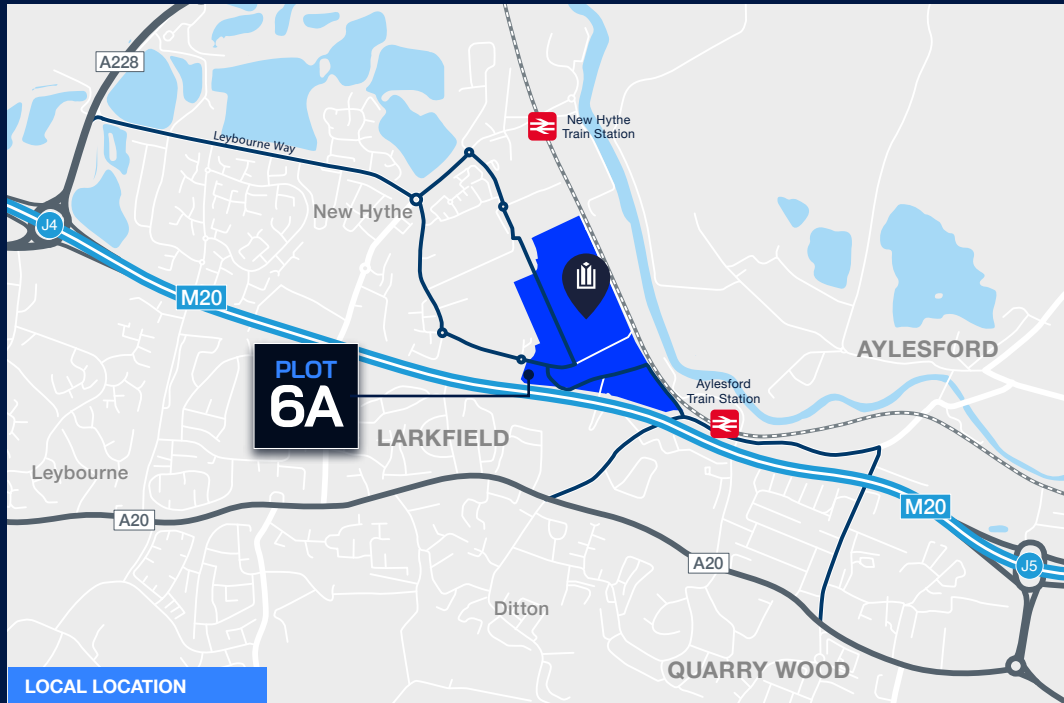
**BREEAM®**

TARGET RATING OF 'EXCELLENT'

**A 0-25**

EPC TARGET RATING OF 'A'

# FAST ACCESS TO LONDON AND THE SOUTH EAST



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