

# UNIT 6A 16,380 SQ FT

SPECULATIVE BUILD INDUSTRIAL/WAREHOUSE UNIT

Unit 6A is the last industrial/warehouse opportunity at Panattoni Park Aylesford.

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

Outside, a secure 25 metre goods yard services 2 level access doors, plus 14 parking spaces. Inside, the 16,380 sq ft unit offers FM2 flooring, 15% rooflights, and high quality first floor offices.

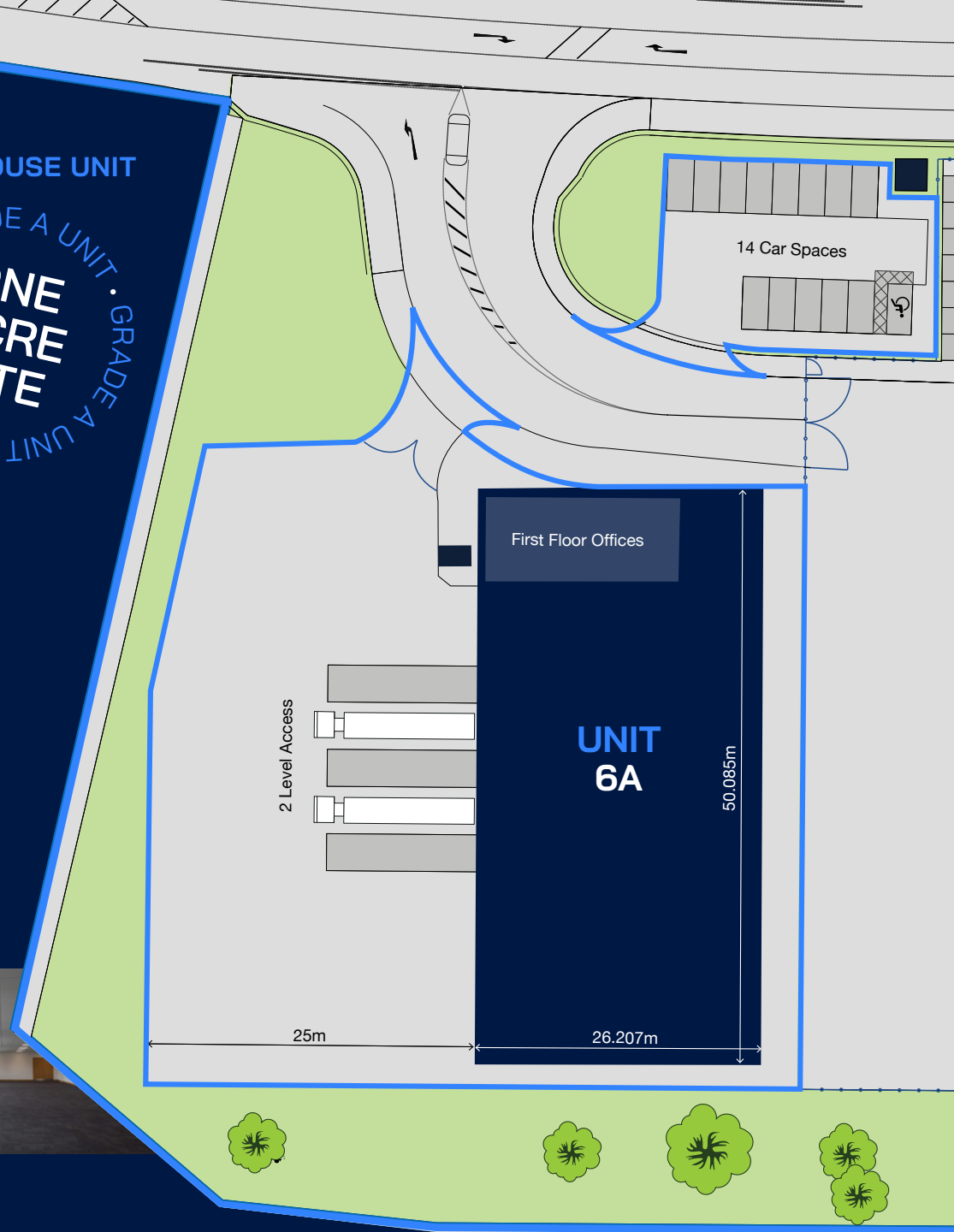
The modern specification promotes a host of sustainable and ESG features with energy saving potential.

With infrastructure in place across the site, Unit 6A will be ready to occupy in Q4 2024.

ONE ACRE SITE  
GRADE A UNIT • GRADE A UNIT • GRADE A UNIT

## Accommodation

	SQ FT	SQ M
Warehouse	14,880	1,382
Offices	1,500	139
<b>Total GIA</b>	<b>16,380</b>	<b>1,522</b>



## HIGH QUALITY SPECIFICATION

-  **GRADE-A OFFICES**
-  **2 LEVEL ACCESS DOORS**
-  **15% ROOF LIGHTS**
-  **SECURE YARD**
-  **25M YARD DEPTH**
-  **FM2 FLOORING**
-  **14 CAR PARKING SPACES**
-  **RESOURCE METERING**
-  **SOLAR PV READY**
-  **LED LIGHTING**
-  **INSULATED AND AIR TIGHT**
-  **BREEAM®**  
TARGET RATING OF 'EXCELLENT'
-  **A 0-25**  
EPC TARGET RATING OF 'A'



Imagery and site plan for illustration only.