

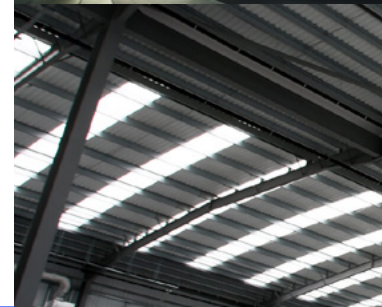


M20 J4 · Bellingham Way · Aylesford · ME20 6SQ
what3words ///horses.quoted.ripen

panattoni.co.uk/aylesford-unit6a

PANATTONI PARK AYLESFORD

UNIT 6A SPECULATIVE BUILD INDUSTRIAL/WAREHOUSE OPPORTUNITY
16,380 SQ FT READY TO OCCUPY Q4 2024





Panattoni Park Aylesford: direct access to Kent consumer and industrial markets

- Industrial/warehouse speculative build opportunity
- 16,380 sq ft detached unit on a secure 1 acre site
- Grade-A space with high quality offices
- Ready to occupy Q4 2024
- Fast access to consumers across Kent
- Local occupiers include Amazon, DFS, DHL, Evri, Fowler Welch, SIG, and XPO Logistics

Unit 6A is the last available industrial warehouse unit at **Panattoni Park Aylesford**, one of the largest distribution schemes delivered within the South East.

The 90-acre park connects to J4 M20, offering fast road access to consumers and industrial occupiers across Kent. Aylesford town centre can be reached within 3 minutes, J3 M25 within 18 minutes, and Dover in 44 minutes.

Unit 6A - The Unit's strategic location afford it access to a large labour pool with excellent road, rail and bus links.

193,835

CONSUMERS WITHIN 15 MINUTES BY VAN

2.9m



CONSUMERS WITHIN 45 MINUTES BY VAN

Source: drivetimemaps.co.uk

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.

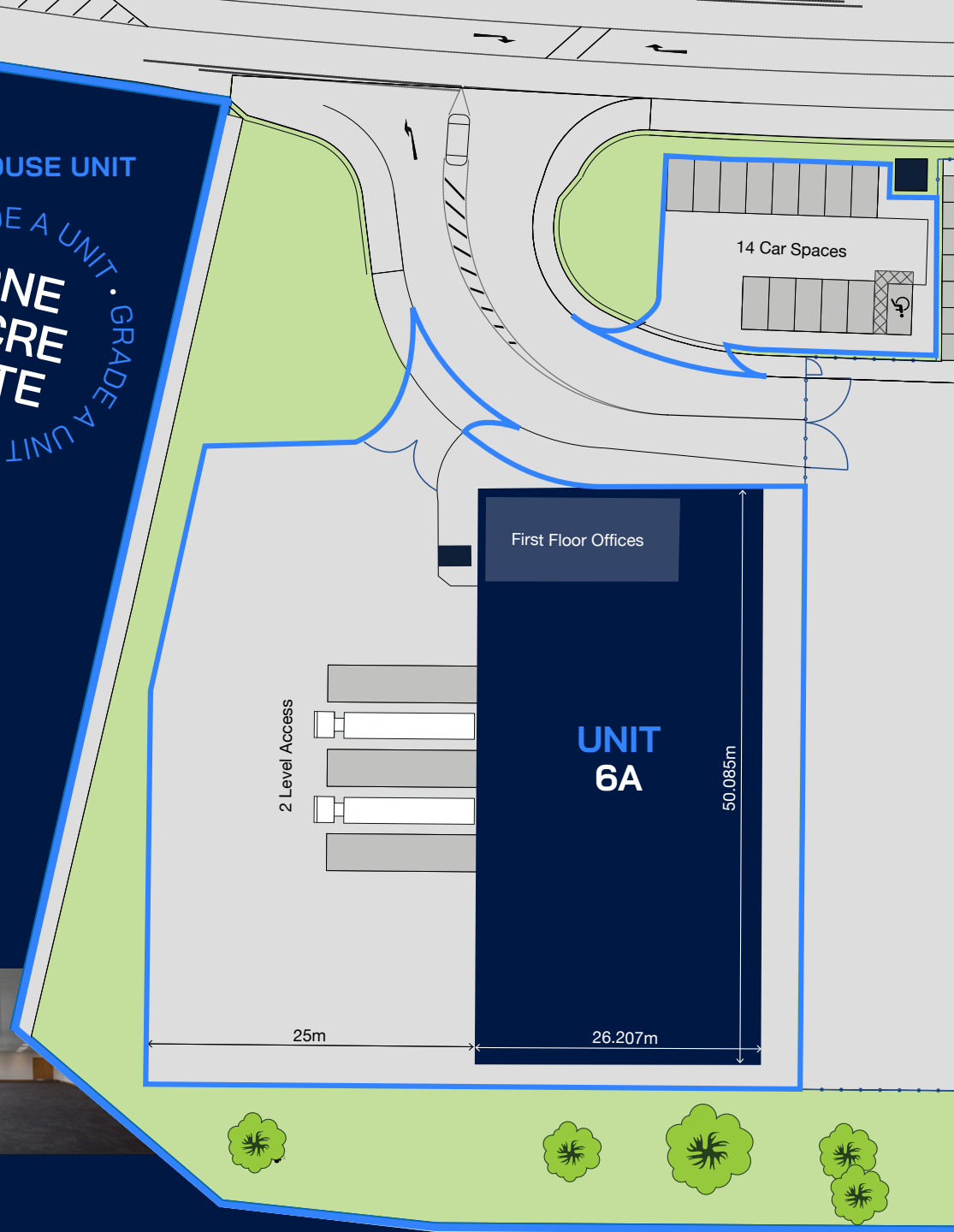
The modern specification promotes a host of sustainable and ESG features with energy saving potential.

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
Total GIA	16,380	1,522



HIGH QUALITY SPECIFICATION

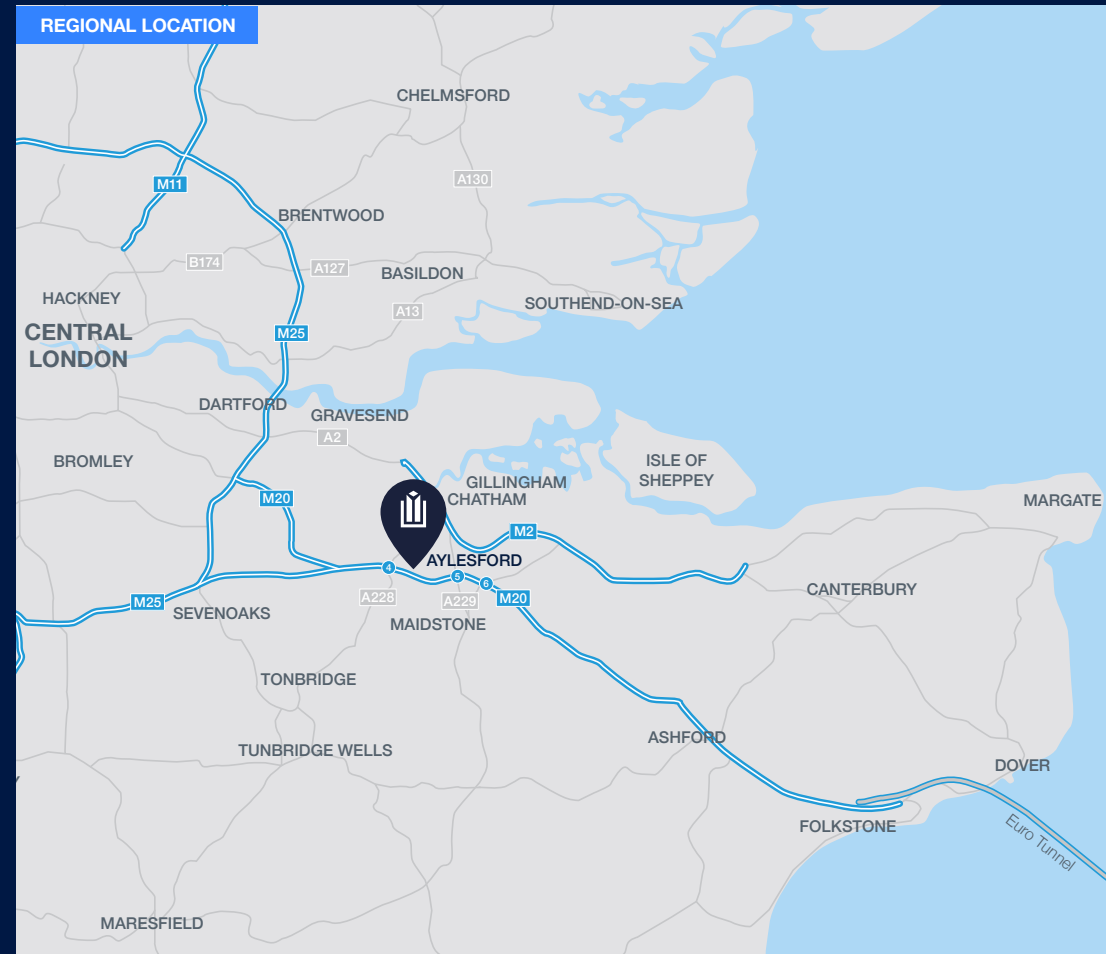
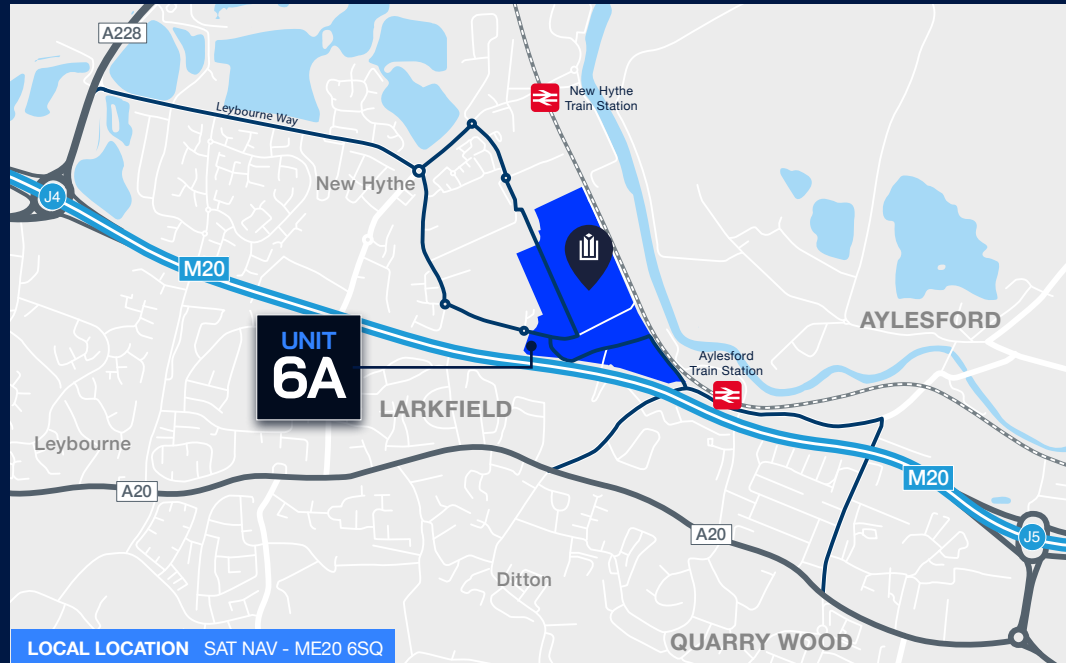
- GRADE-A OFFICES**
- 2 LEVEL ACCESS DOORS**
- 15% ROOF LIGHTS**
- SECURE YARD**
- 25M YARD DEPTH**
- FM2 FLOORING**
- 14 CAR PARKING SPACES**
- RESOURCE METERING**
- SOLAR PV READY**
- LED LIGHTING**
- INSULATED AND AIR TIGHT**
- BREEAM® TARGET RATING OF 'EXCELLENT'**
- A 0-25 EPC TARGET RATING OF 'A'**



Imagery and site plan for illustration only.

FAST ACCESS TO LONDON AND THE SOUTH EAST

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PANATTONI

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