

the
interchange

Swanley • Kent • BR8 8TE

M25 Junction 3



**Warehouse/
industrial units available**

**From
34,590 sq ft (3,213.5 sq m)
to
164,575 sq ft (15,289.58 sq m)**

To Let



LOCATION

The Interchange Swanley is prominently located adjacent to Junction 3 of the M25 and offering direct access to Junction 1 of the M20. This is a key distribution location for occupiers serving Kent, Central London and Essex markets. Swanley railway station is located approximately 1 mile to the north west of the site and provides a direct train service to London Victoria.

Travel Distances

Central London	17 miles
Dartford Crossing	2.5 miles
South Circular	9.5 miles
Ashford	38 miles
Gatwick Airport	27 miles
Dover	59 miles
London Gateway	20 miles
Ebbsfleet International	8.3 miles

DESCRIPTION

The property comprises a refurbished high profile detached distribution depot within a secure gated estate with the benefit of fitted offices and WC facilities at both ends of the building. Available as a whole but the premises is capable of being split easily into three units due to the combination of loading access to two sides, location of loading doors and split services.

Key Features – The whole building offers

- Minimum clear internal height 7.2m (23 ft)
- Minimum internal eaves height 8.2 m (27 ft)
- Office element to 1a and 1c
- 19 Dock level loading doors and 4 level access doors
- Fenced & gated yard area within enclosed estate
- 24 hour gatehouse security
- Allocated car parking spaces
- Refurbished

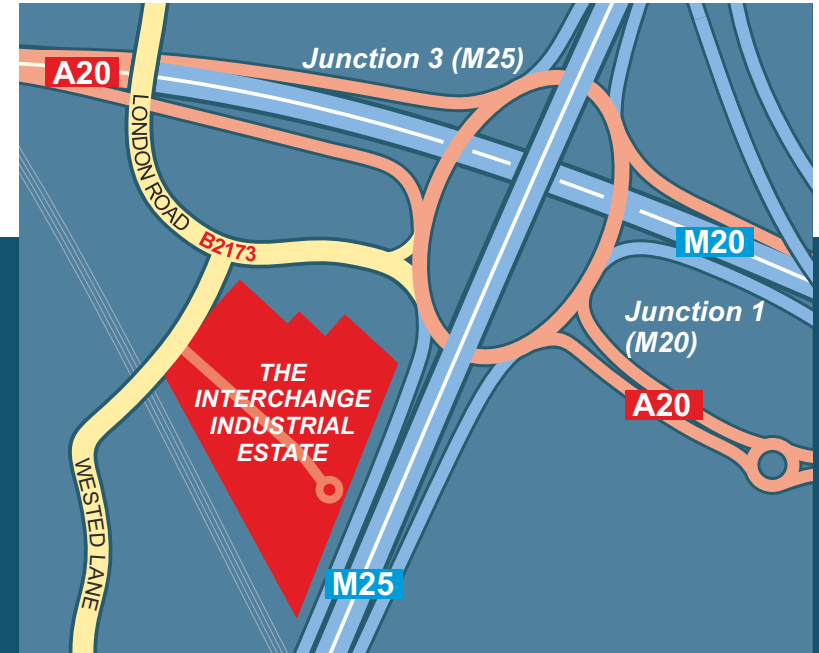
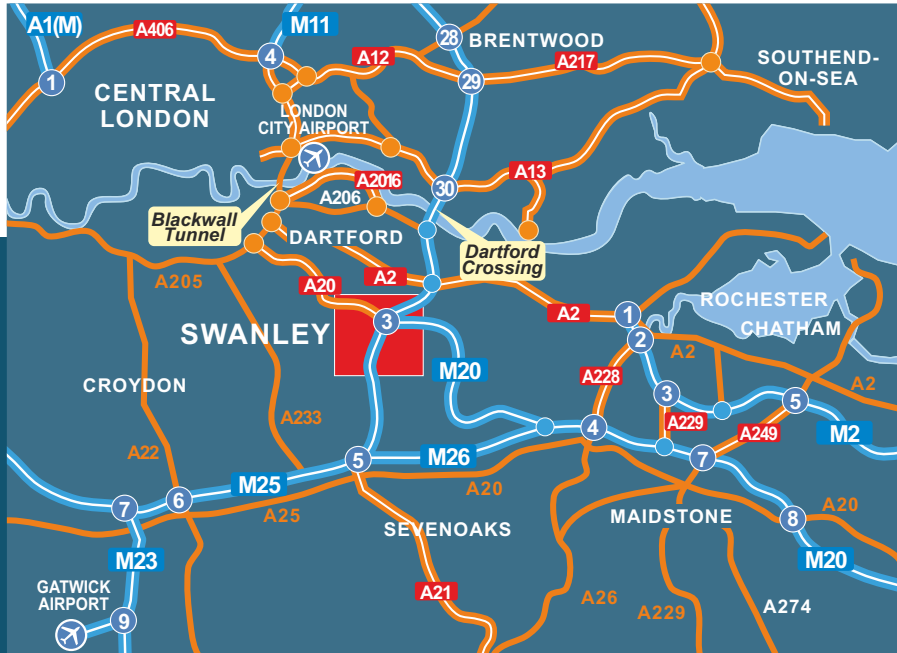


ACCOMMODATION

The property comprises the following approximate gross internal areas:-

		sq ft	sq m
UNIT 1a	Warehouse	44,812	4,163.20
	Offices	3,464	321.80
	Total	48,276	4,485.00
UNIT 1b	Warehouse	34,590	3,213.50
UNIT 1c	Warehouse	78,955	7,335.18
	Offices	2,754	255.90
	Total	81,709	7,591.08
Overall Total		164,575	15,289.58





TERMS: The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RATES: The rating assessment is currently split with an RV of £272,500 on Unit 1a and Unit 1b and 1c of £665,000. Interested parties are advised to make their own enquiries with Sevenoaks Borough Council.

EPC RATINGS: Unit 1a = C56 Unit 1b & 1c = C59

SERVICE CHARGE: The tenant to be responsible for a fair proportion of the upkeep of the common areas including security for the estate. Further details available on request.

VAT: Will be applicable to all rents and other outgoings

LEGAL COSTS: Each party to bear its own legal costs.

VIEWING: Strictly by appointment through the joint sole agents:-

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