



M20 J4 · Bellingham Way · Aylesford · ME20 6SQ  
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# PANATTONI PARK AYLESFORD

[panattoni.co.uk/aylesford](https://panattoni.co.uk/aylesford)



**PLOT 6A** TO LET  
**1 ACRE** WAREHOUSE OR ROADSIDE OPPORTUNITY



- Warehouse or roadside opportunity
- 1 acre fully serviced plot
- Highly visible location on the main access route into a major new industrial park
- Large captive consumer market on the doorstep
- Up to 16,500 sq ft in a single unit
- Opportunity to service a 300 acre business park with dual access to the M20

**Panattoni Park Aylesford** is one of the UK's fastest growing industrial logistics parks. From its inception in 2020, the 90-acre park will be fully developed and occupied by July 2024.

Over 3,000 people will be employed on the park. This is in addition to those already employed at the adjacent and well-established New Hythe industrial estate.

**Plot 6A** enjoys a highly visible roadside location on the primary route into Panattoni Park Aylesford. The new road also links New Hythe to Aylesford railway station and the M20 J4.

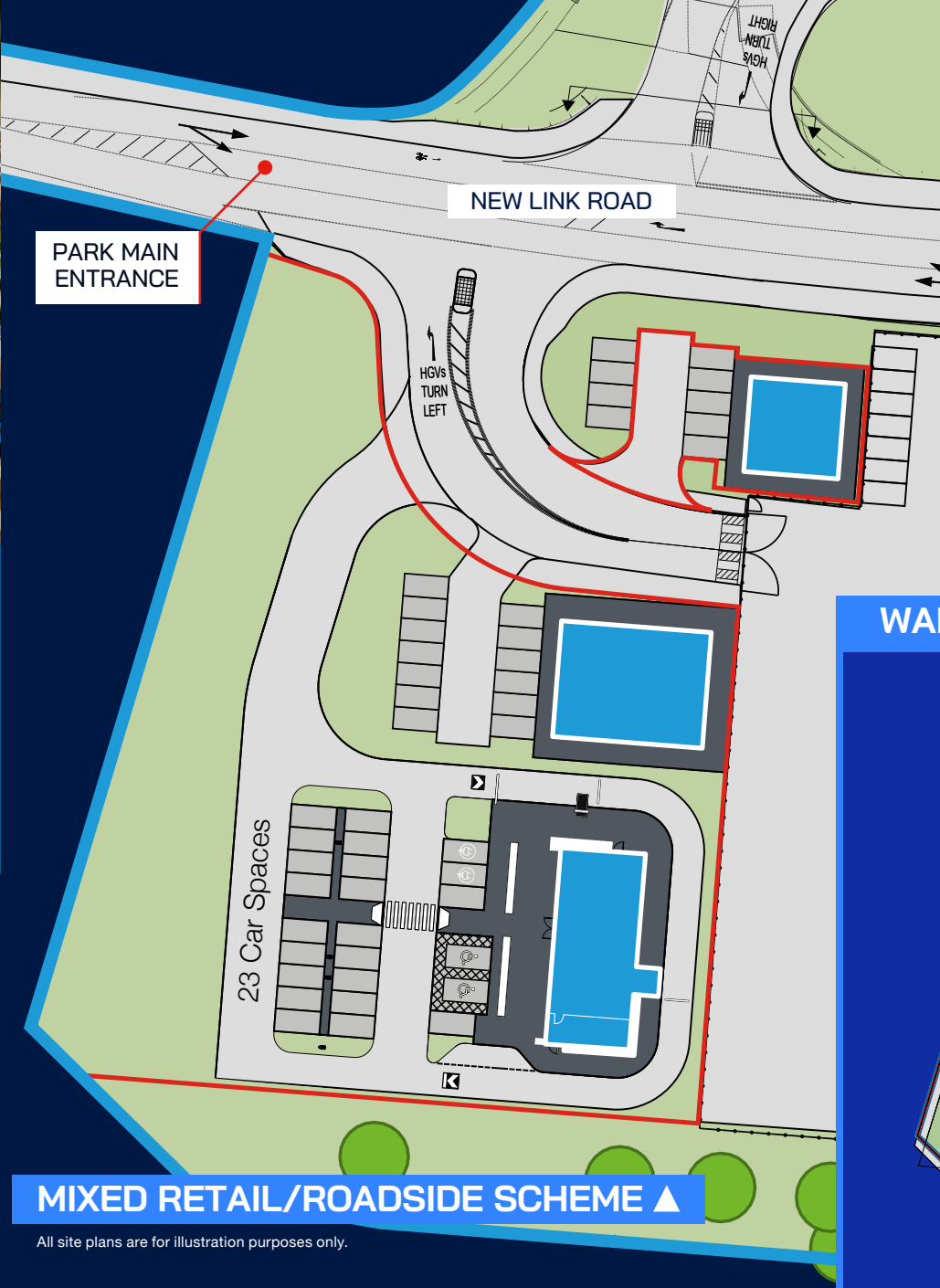
35,600 

CONSUMERS WITHIN A 15 MINUTE WALK

3,000+ 

WORKERS IN PANATTONI PARK AYLESFORD





Plot 6A offers a versatile platform for an array of potential uses.

As our site plans illustrate, the 1 acre plot can be used for:

- Warehouse
- Roadside retail
- Drive-thru food
- EV charging

Plot 6A is also suitable for **light industrial or warehouse use**, and can accommodate a single unit shown below up to 16,500 sq ft with a 25m goods yard.

# 1 ACRE PLOT IN A PRIME LOCATION



Plot 6A occupies a highly visible position at the main entrance to Panattoni Park Aylesford.

The new link road through the park also provides a vital new through route for local traffic to two junctions of the M20. Consequentially, the plot is situated adjacent to the M20, providing direct visibility to a high volume of traffic passing the park.

Groundworks on the fully serviced plot are complete. Subject to planning, occupiers could be operational in as little as 12 months.

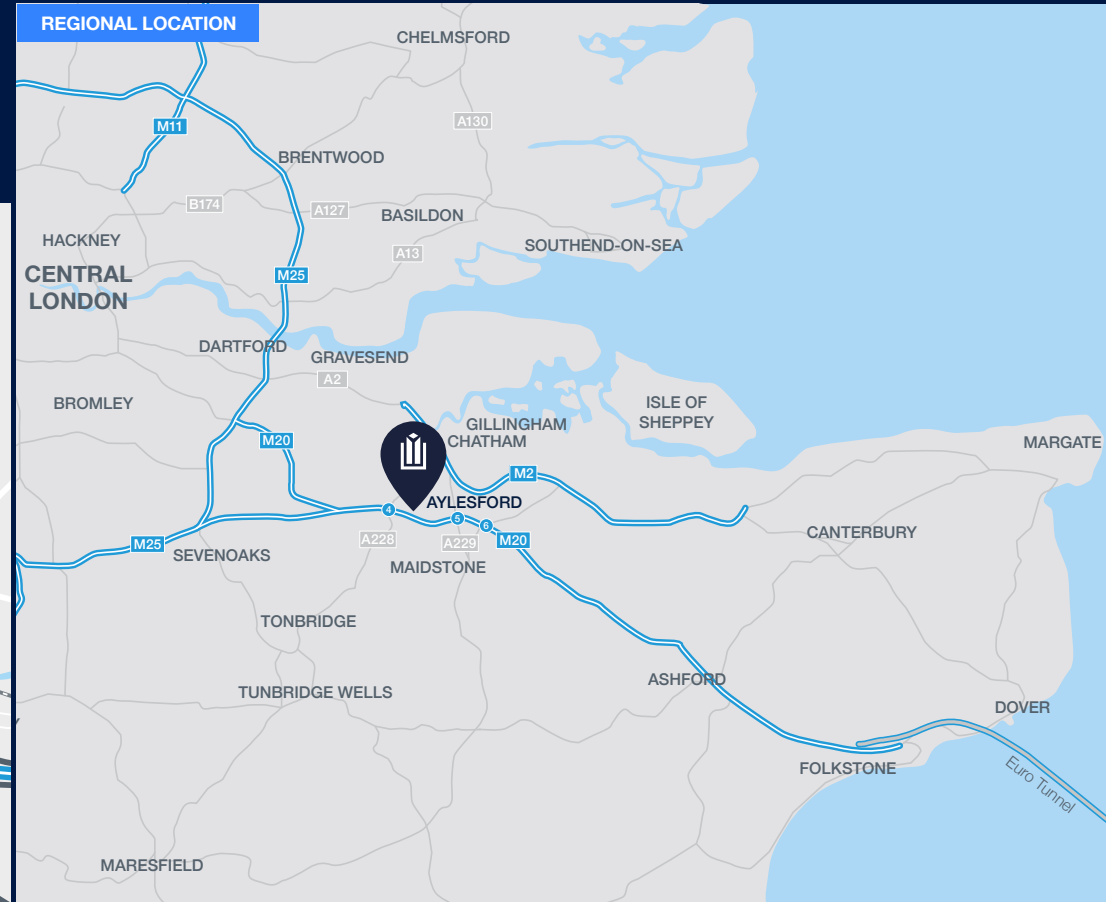
## WAREHOUSE SCHEME ▼



## MIXED RETAIL/ROADSIDE SCHEME ▲

All site plans are for illustration purposes only.

# CONSUMER BASE ON THE DOORSTEP



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