



# Click

Aylesford

ME20 7NS · M20/J5

3 units remaining

47,221 sq ft to 103,883 sq ft

Net Zero Carbon

AVAILABLE SUMMER 2024

Dover Port  
44 miles

Folkstone  
34 miles

M25 J3  
16 miles


Unit 1

M20 J5

Unit 2

Unit 4

 **FIXFAST**  
Unit 3

 **HeadlineFilters**  
Units 5 & 6

All buildings will be  
**Net Zero Carbon, EPC A+ and  
BREEAM 'Excellent'**

  
Aylesford

## Over 300,000 sq ft of high specification buildings adjacent to J5/M20

Click Aylesford is a 20 acre site adjacent to Junction 5 of the M20. The site is situated in a key location, being just 16 miles away from Junction 3 of the M25.

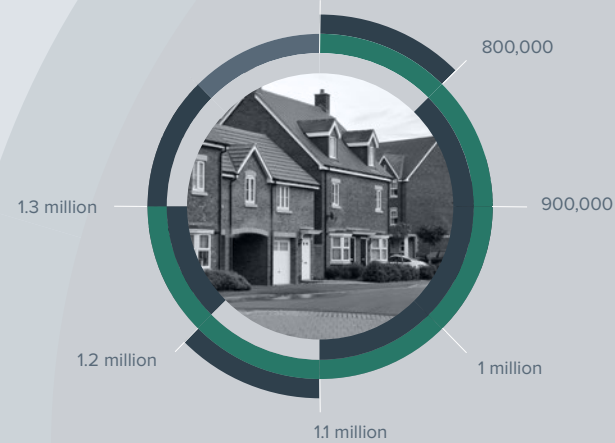
The site is close to local amenities, including South Aylesford Retail Park and is only a short drive from Aylesford railway station.

## Skilled workforce

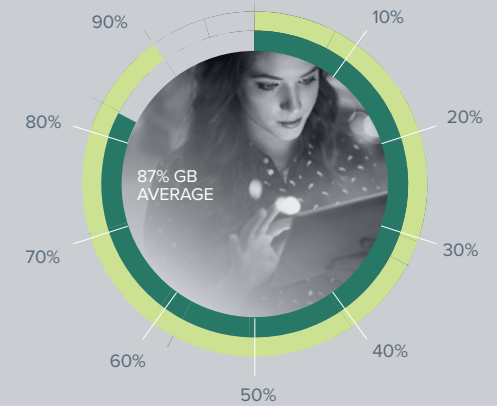
Click Aylesford benefits from a skilled labour pool with over 92% qualified to NVQ level 1 compared to 87% in Great Britain, and with 8000 workers available there is potential to further increase the workforce.

[clickaylesford.co.uk](http://clickaylesford.co.uk)

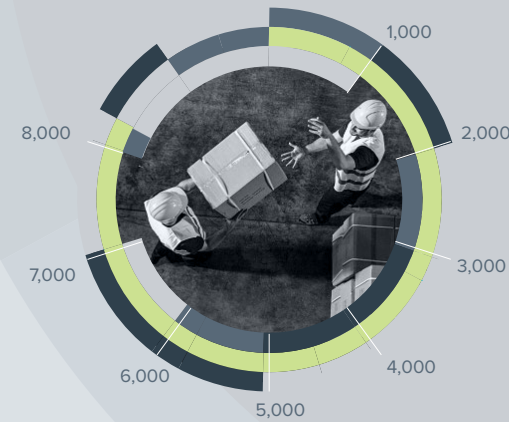
## 1.3 million homes within a 30 mile radius



## 92% NVQ1 Qualified



## 8,000+ workers available for immediate start




## 10,500+ working in transportation



\*Source: Nomis and Leafletdrop

Where **sustainability**,  
location & space **click**




EPC A+  
BREEAM  
EXCELLENT  
NET  
ZERO  
CARBON

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## Ancient Woodland on your doorstep for a breath of fresh air

The fully landscaped development is designed to provide an enhanced working environment.

With a **dedicated amenity space, including outdoor gym and seating** and ancient woodland walks on site, team wellbeing is at the heart of Click Aylesford.



## Ancient Woodland On site



## Modern buildings Net Zero Carbon BREEAM 'Excellent' & EPC A+

### Contemporary designed buildings flooded with natural light

Contemporary, well designed buildings being built to the highest standards ensure that the impact on the environment is minimal. The aim is to achieve BREEAM excellent and EPC A+ across all buildings.

**The buildings, by design, will bring over £500,000 per annum saving on energy bills across the entire scheme, equating to a saving of approximately £1.81 per sq ft per annum.**

This being achieved by a combination of **6,370m<sup>2</sup>** of PV panels and Air source heat pumps resulting in carbon neutral status in terms of energy - and saving **537 tonnes of CO<sub>2</sub>** per year.

# Click

Aylesford

**HF** **HeadlineFilters**

UNIT 4  
51,397 SQ FT

30m

27m

46m

40m

ANCIENT  
WOODLAND

UNIT 1  
47,221 SQ FT

40m

UNIT 2  
103,883 SQ FT

42m

**FIXFAST**

51m

AMENITY  
SPACE

M20

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# Unit 1 TO LET

	SQM	SQ FT
Ground Floor	3,967	42,700
First Floor Office	420	4,520
<b>Total (GEA)*</b>	<b>4,387</b>	<b>47,221</b>
Parking Spaces	54	
Dock levellers	4	
Level Access Doors	2	

\*Gross external area



450KVA  
power supply



12m  
eaves height



PV roof  
panels



20% EV  
charging points



40m  
service yard

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\*compared to a 20 year old building of the equivalent size

# Unit 2 TO LET

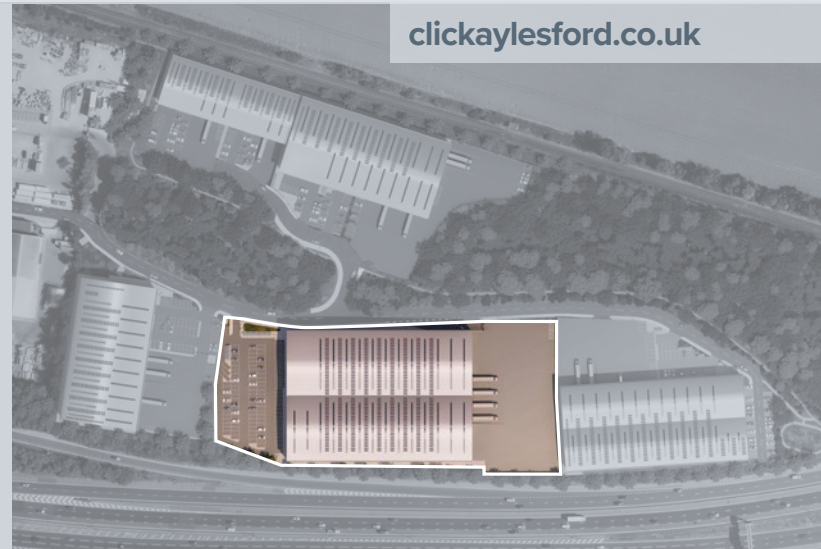
	SQM	SQ FT
Ground Floor	8,889	95,680
First Floor Office	762	8,202
<b>Total (GEA)*</b>	<b>9,651</b>	<b>103,883</b>
Parking Spaces	114	
Dock levellers	7	
Level Access Doors	4	

\*Gross external area



- 750KVA power supply
- 15m eaves height
- PV roof panels
- 20% EV charging points
- 51m service yard

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\*compared to a 20 year old building of the equivalent size



# Unit 3

## LET TO FIXFAST

	SQM	SQ FT
Ground Floor	5,605	60,331
First Floor Office	445	4,789
<b>Total (GEA)*</b>	<b>6,050</b>	<b>65,120</b>
Parking Spaces	70	
Dock levellers	3	
Level Access Doors	3	

\*Gross external area



575KVA  
power supply



12m  
eaves height



PV roof  
panels

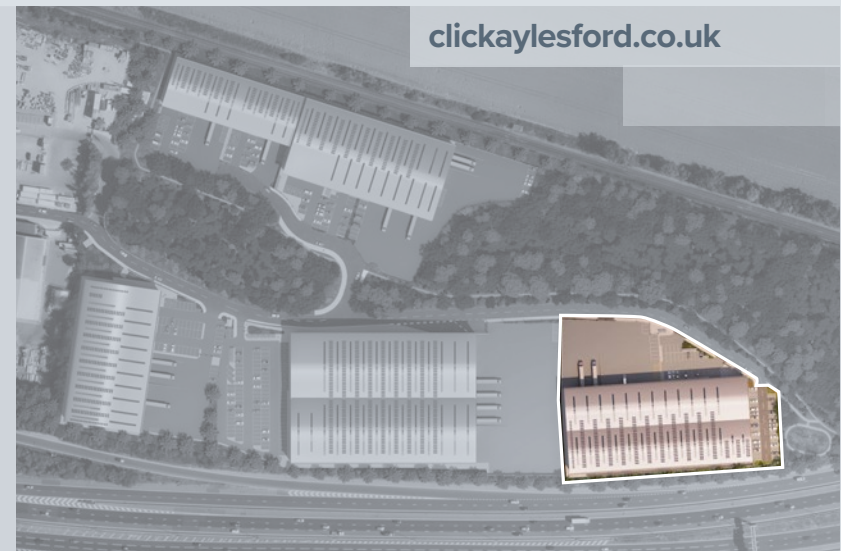


20% EV  
charging points



42m  
service yard

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\*compared to a 20 year old building of the equivalent size

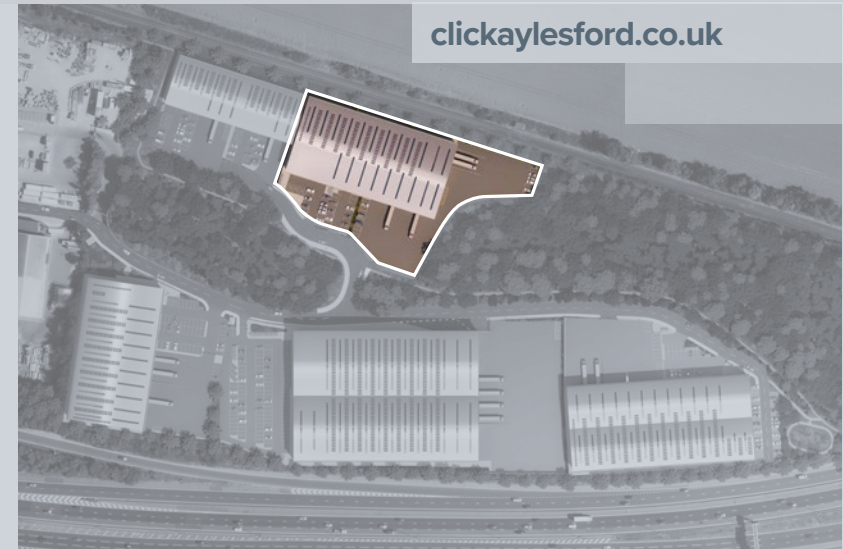
# Unit 4 TO LET

	SQM	SQ FT
Ground Floor	4,404	47,404
First Floor Office	371	3,993
<b>Total (GEA)*</b>	<b>4,775</b>	<b>51,397</b>
Parking Spaces	54	
Dock levellers	2	
Level Access Doors	3	

\*Gross external area



- 400KVA power supply
- 12m eaves height
- PV roof panels
- 20% EV charging points
- 40-46m service yard



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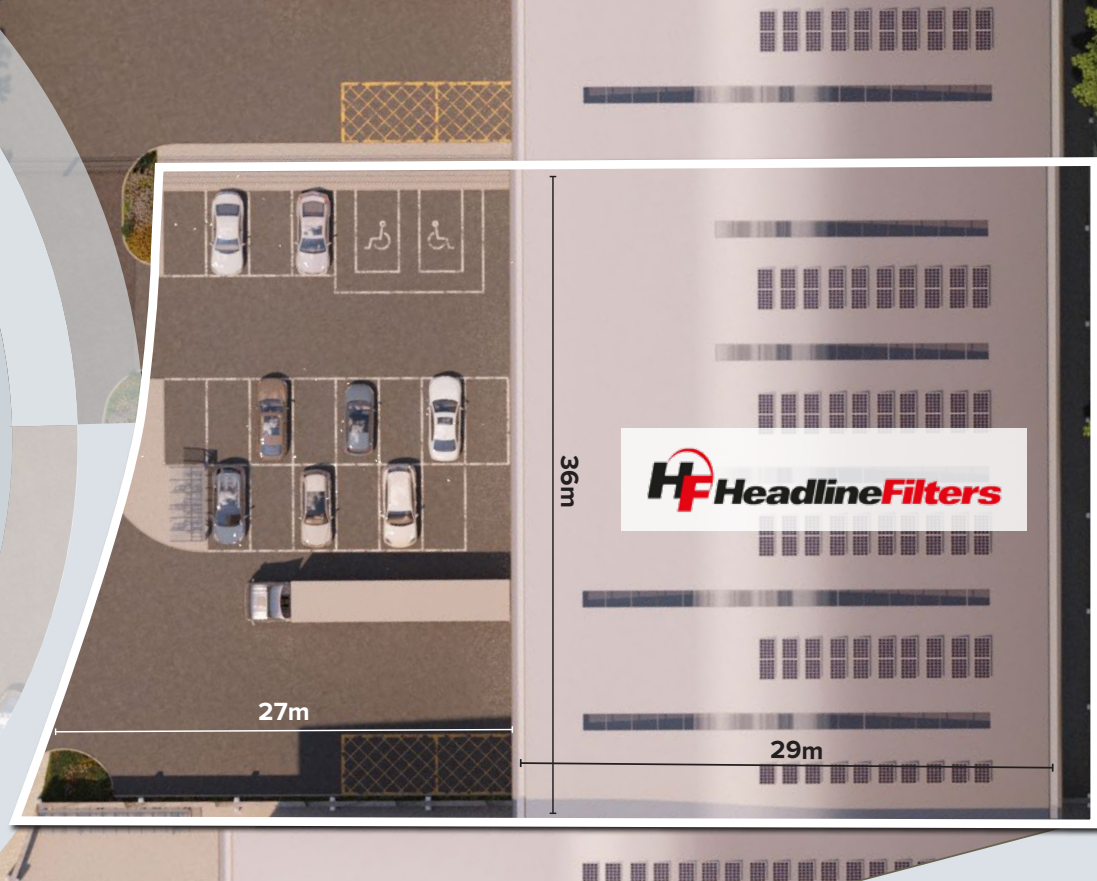
\*compared to a 20 year old building of the equivalent size

# Unit 5

## LET TO HEADLINE FILTERS

	SQM	SQ FT
Ground Floor	1,095	11,786
First Floor Office	177	1,905
<b>Total (GEA)*</b>	<b>1,272</b>	<b>13,691</b>
Parking Spaces	20	
Level Access Doors	1	

\*Gross external area



125KVA  
power supply



10m  
eaves height



PV roof  
panels

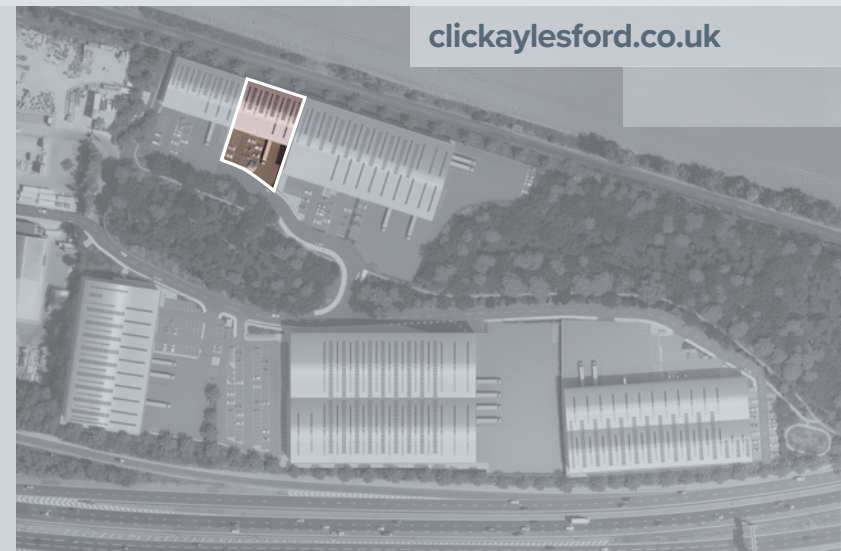


20% EV  
charging points



27m  
service yard

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\*compared to a 20 year old building of the equivalent size

# Unit 6

## LET TO HEADLINE FILTERS

	SQM	SQ FT
Ground Floor	1,288	13,864
First Floor Office	182	1,959
<b>Total (GEA)*</b>	<b>1,470</b>	<b>15,823</b>
Parking Spaces	25	
Level Access Doors	2	

\*Gross external area

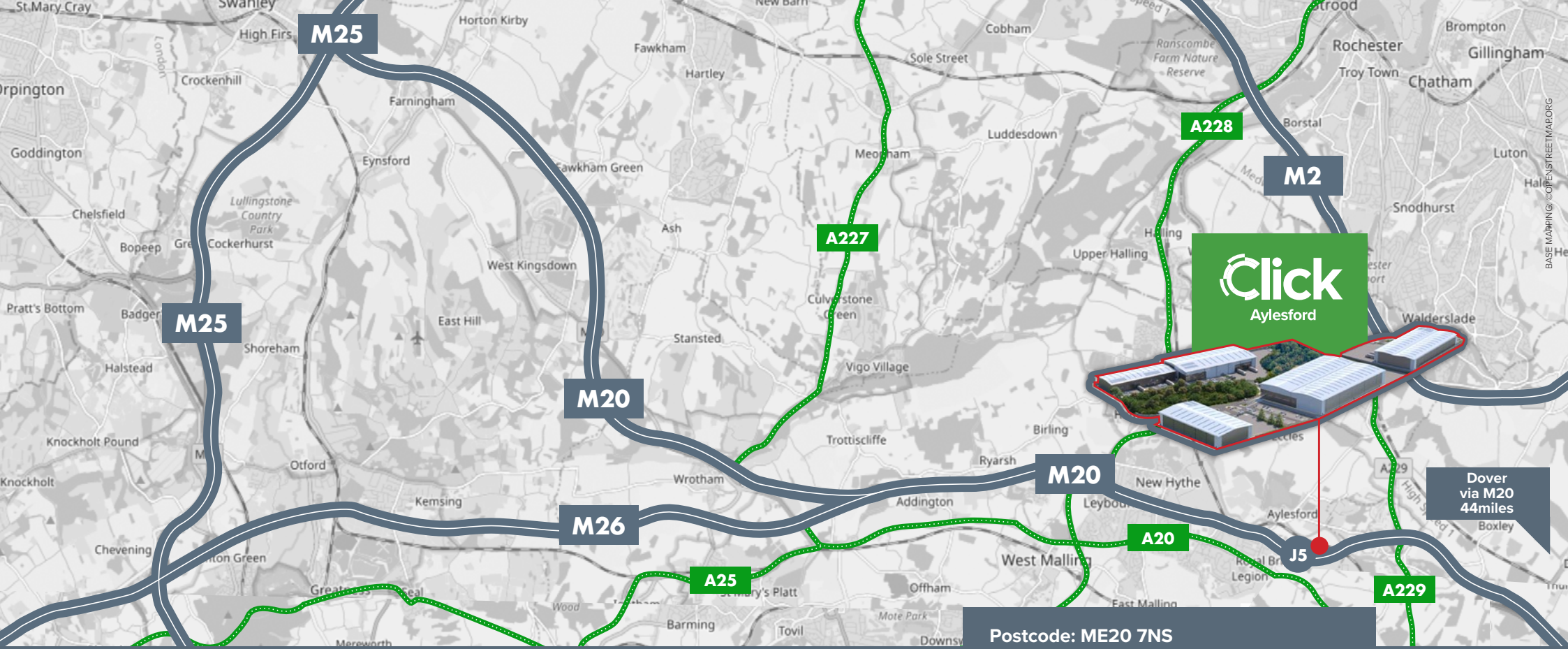


- 150KVA power supply
- 10m eaves height
- PV roof panels
- 20% EV charging points
- 30m service yard



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\*compared to a 20 year old building of the equivalent size



For further information contact our agents

**CBRE**  
020 7182 2000  
www.cbre.co.uk

**Richard Seton-Clements**  
richard.setonclements@cbre.com  
+44 (0)7710 319 574

**Anna Worboys**  
anna.worboys@cbre.com  
+44 (0)7447 928 239

**AltusGroup**  
01322 285 588  
www.altusgroup.com/property

**Stephen Richmond**  
stephen.richmond@altusgroup.com  
+44 (0)7771 900682

**Tom Booker**  
tom.booker@altusgroup.com  
+44 (0)7584 237 141

**GLENNY**  
01322 524 860  
GLENNY.CO.UK

**Ivan Scott**  
i.scott@glenny.co.uk  
+44 (0)7342 880685

**Andy Hughes**  
a.hughes@glenny.co.uk  
+44 (0)7747 626 657

A development by

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Fund Management

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Postcode: ME20 7NS  
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	miles	mins
M2	4.5	11
M26	6	7
M25/J5	15	15
M25/J3	16	17
Dartford Crossing	21	32
Euro Tunnel Freight Terminal	34	45

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