

52,816 Sq Ft New Build
Logistics / Manufacturing Unit

To Let

Saxon53 Trinity Trading Estate,
Mill Way, Sittingbourne, ME10 2PD

SAXON
53

Available Now



PERFECTLY CONNECTED & IN GREAT COMPANY

Perfectly situated for national and international logistics operations. Saxon53 provides an unrivalled offer to companies seeking new facilities to access London, South-East and international markets.

Trinity Trading Estate Occupiers Include:

- | | |
|--------------------------------------|----------------------|
| 1 Greencore | 6 SCREWFIX |
| 2 CITY PLUMBING | 7 HOWDENS |
| 3 Tile Giant | 8 Magnet |
| 4 GEF YOUR ELECTRICAL EXPERTS | 9 TOOLSTATION |
| 5 ASDA | |

SAXON⁵³



Sittingbourne

M2 J5 & M20 J7

A249

B2006

B2006

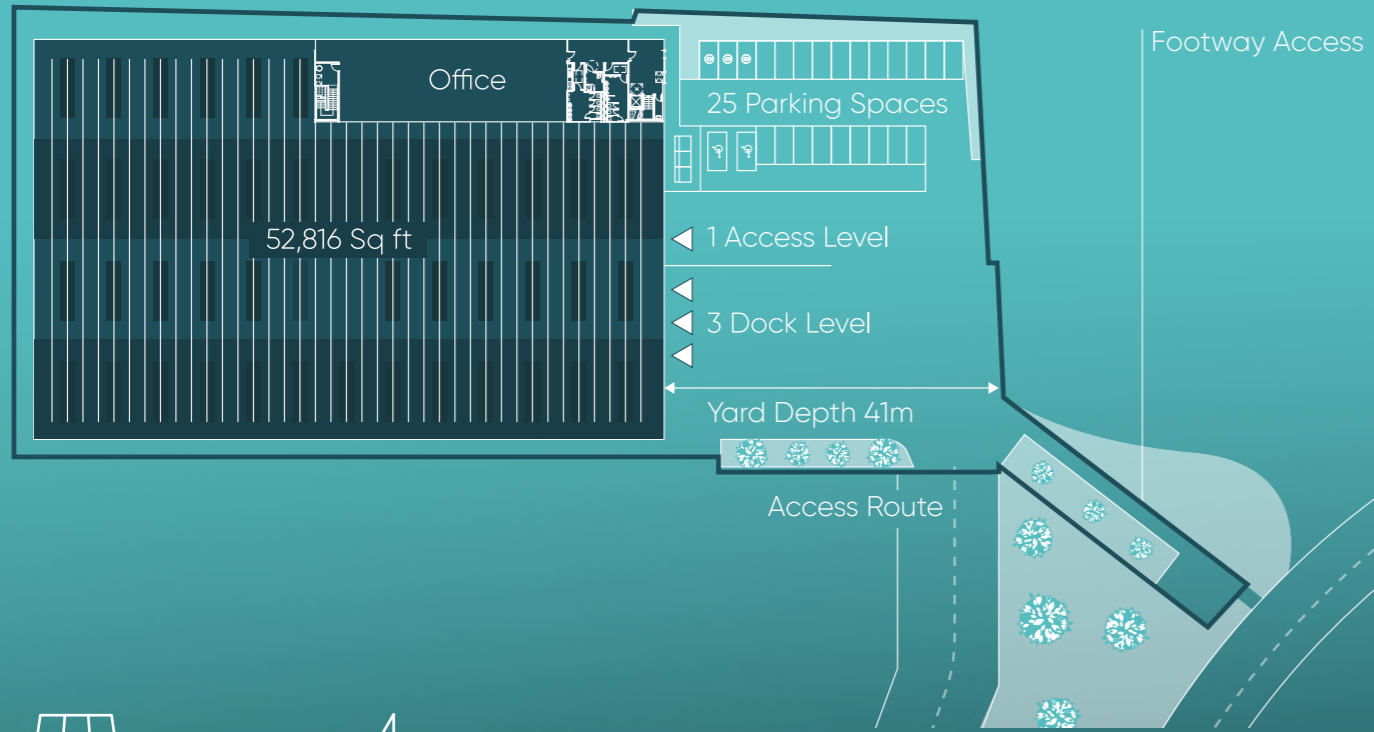
B2005

Trinity Trading Estate

B2005

Sheerness Port
Grovehurst Junction

BEST IN CLASS LOGISTICS / MANUFACTURING BUILDING



Saxon53 will provide a detached and self contained strategic logistics / manufacturing building of 52,816 sq ft, targeting BREEAM Very Good and an EPC A Rating.

Features include a dedicated yard, 10m eaves height, Flexible undercroft, fully fitted CAT A offices with LED lighting and electric vehicle charging points.



Target BREEAM Very Good



Cycle Storage



3 EVCP spaces with ducting provisions for future



PV Panels



280 kVA Power



Self Contained Detached Unit



10m Eaves Height



41m Dedicated Secure Yard



HGV Parking



Flexible Under Croft



8 Person Passenger Lift



1 Level Access 3 Dock Level



25 Parking Spaces (2 Accessible)



15% Roof Lights



HVAC System



Fully Fitted CAT A Offices

Saxon53	Sq ft	Sq m
Warehouse	47,334	4,397.5
Office	5,482	509.3
Total	52,816	4,906.8

*GEA



CAT A Office With LED Lighting



EPC Rating A



New Pedestrian Access





STRATEGIC SITTINGBOURNE

Saxon53 Trinity Trading Estate

Mill Way
Sittingbourne
ME10 2PD

///drops.purely.daring

Saxon53 occupies a strategic position in the South East between London and the Port of Dover. It benefits from excellent proximity to major trunk routes, rail and port facilities and now airfreight at Manston International.



10.2% of the local population is employed in the transportation and storage sector.



The number of manufacturing employees in the area is 4.5% higher than national average.



There are over 420,000 people within a 10 mile radius.



Average weekly wage 10-20% less than Thurrock and Dartford.

Source: Nomis 2021

Road	Distance	Ports	Distance	Rail	Distance
A2	1 Mile	Sheerness	8 Miles	Sittingbourne	1 Mile
A249	2 Miles	Tilbury	41 Miles	Kemsley	2 Mile
M2	5 Miles	London Gateway	43 Miles	Newington	4 Miles
M20	11 Miles	Dover	43 Miles	Teynham	6 Miles

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