



Click

Aylesford

M20/J5

13,691 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 3

Unit 4

Unit 5

Unit 6

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

Click
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.

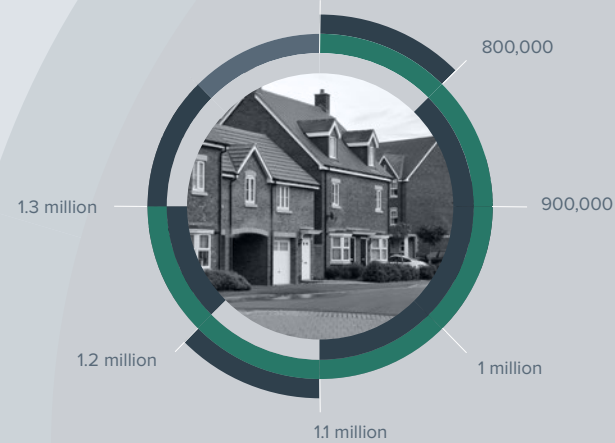
The site is close to local amenities, including South Aylesford Retail Park and is only a short drive from Aylesford railway station.

Skilled workforce

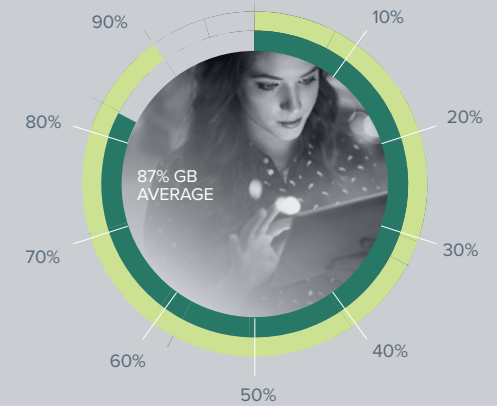
Click Aylesford benefits from a skilled labour pool with over 92% qualified to NVQ level 1 compared to 87% in Great Britain, and with 8000 workers available there is potential to further increase the workforce.

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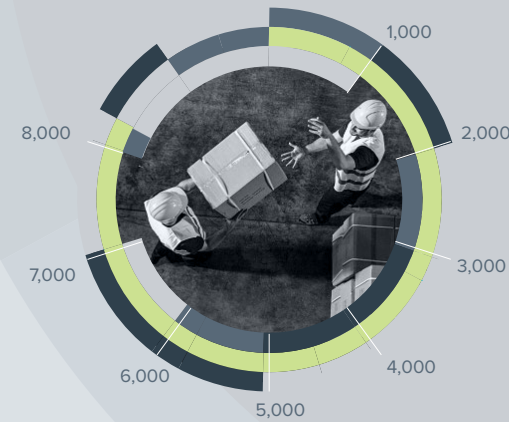
1.3 million homes within a 30 mile radius



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 **6,370m²** of PV panels and Air source heat pumps resulting in carbon neutral status in terms of energy - and saving **537 tonnes of CO₂** per year.

UNIT 6
15,823 SQ FT

UNIT 5
13,691 SQ FT

UNIT 4
51,397 SQ FT

ANCIENT
WOODLAND

UNIT 1
47,221 SQ FT

UNIT 2
103,883 SQ FT

UNIT 3
65,120 SQ FT

AMENITY
SPACE

M20



Unit 1 TO LET

	SQM	SQ FT
Ground Floor	3,967	42,700
First Floor Office	420	4,520
Total (GEA)*	4,387	47,221
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
Total (GEA)*	9,651	103,883
Parking Spaces	114	
Dock levellers	7	
Level Access Doors	4	

*Gross external area



750KVA
power supply



15m
eaves height



PV roof
panels

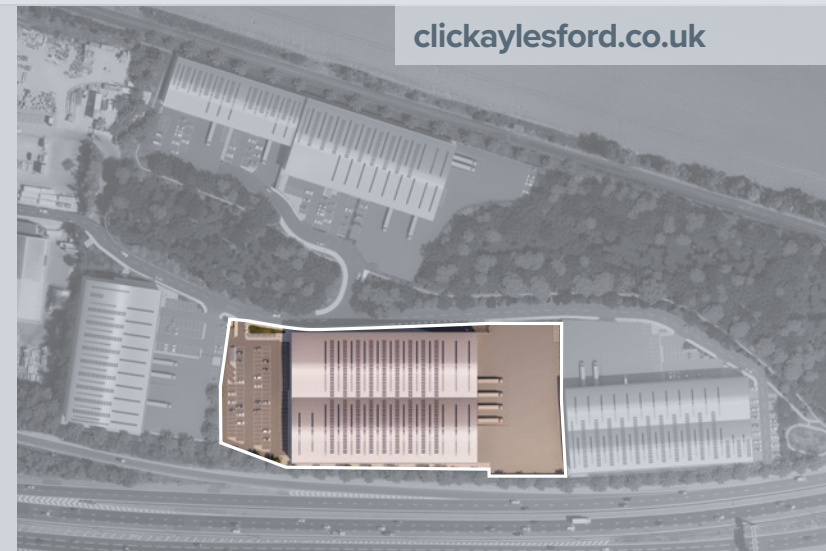


20% EV
charging points



51m
service yard

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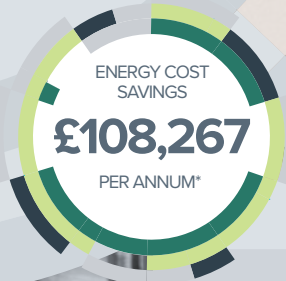


*compared to a 20 year old building of the equivalent size

Unit 3 TO LET

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

*Gross external area



575KVA
power supply



12m
eaves height



PV roof
panels

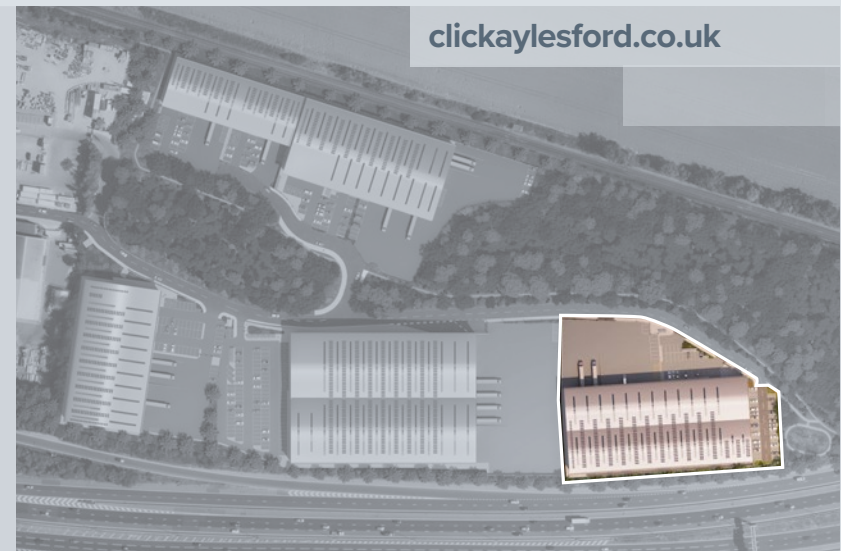


20% EV
charging points



42m
service yard

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

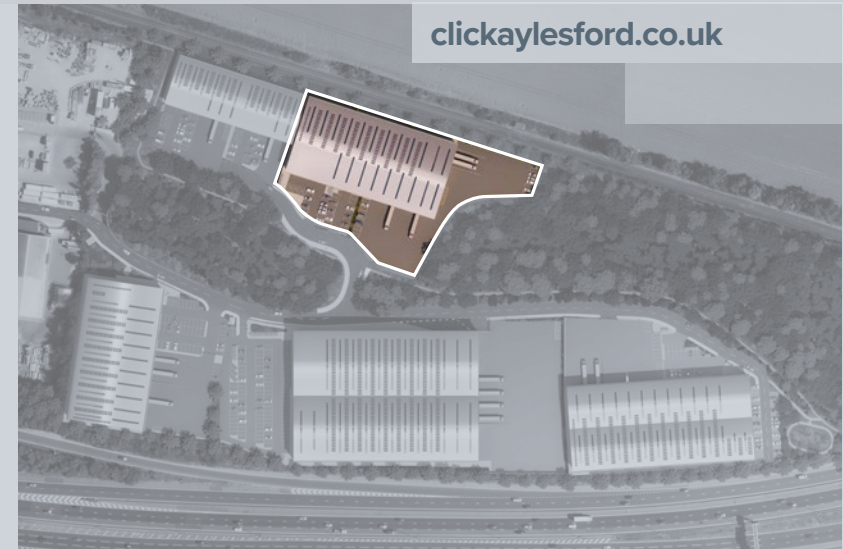
Unit 4 TO LET

	SQM	SQ FT
Ground Floor	4,404	47,404
First Floor Office	371	3,993
Total (GEA)*	4,775	51,397
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



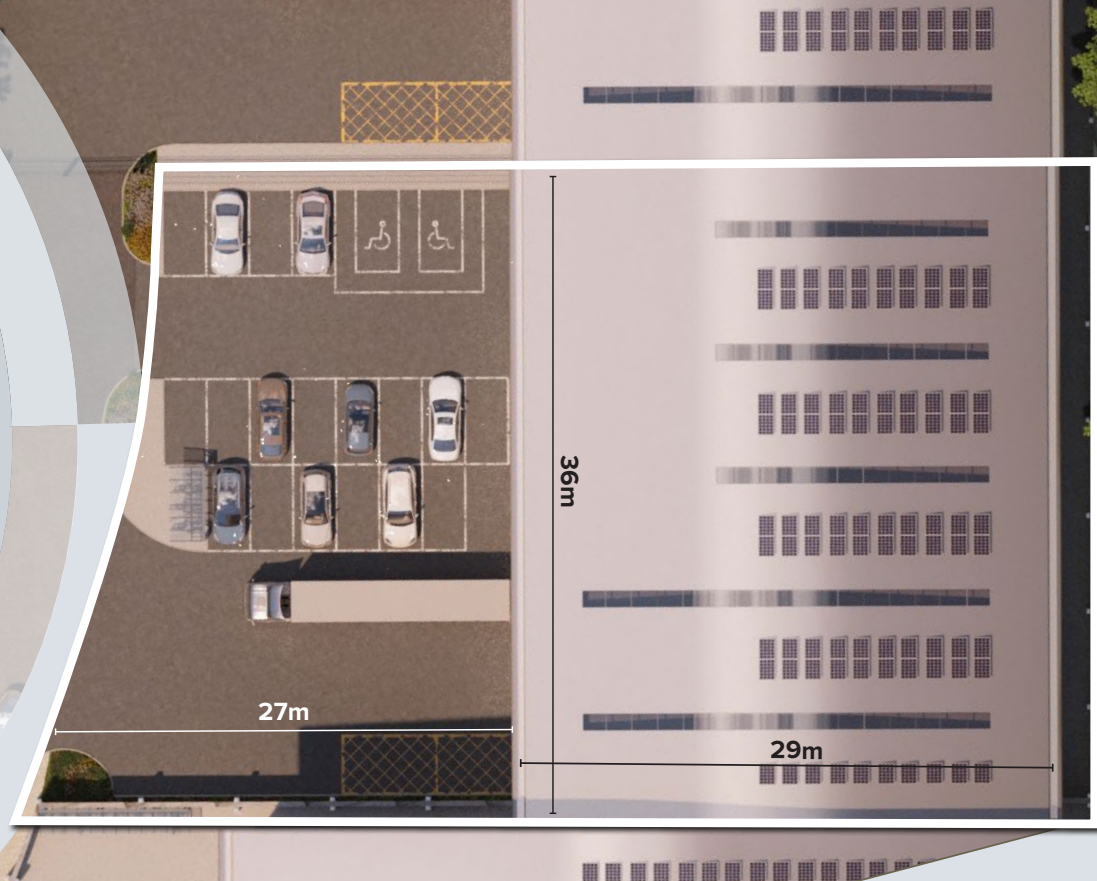
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*compared to a 20 year old building of the equivalent size

Unit 5 TO LET

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

*Gross external area



125KVA
power supply



10m
eaves height



PV roof
panels

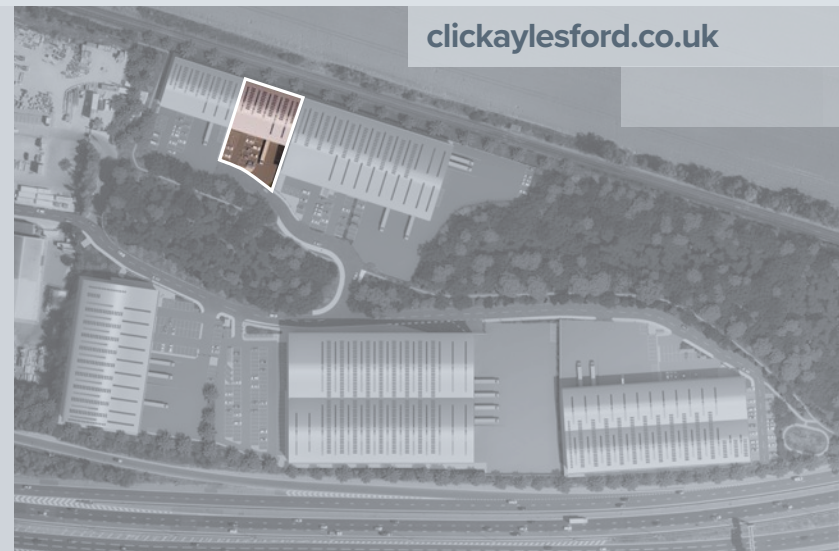


20% EV
charging points



27m
service yard

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

Unit 6 TO LET

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

*Gross external area



150KVA
power supply



10m
eaves height



PV roof
panels



20% EV
charging points

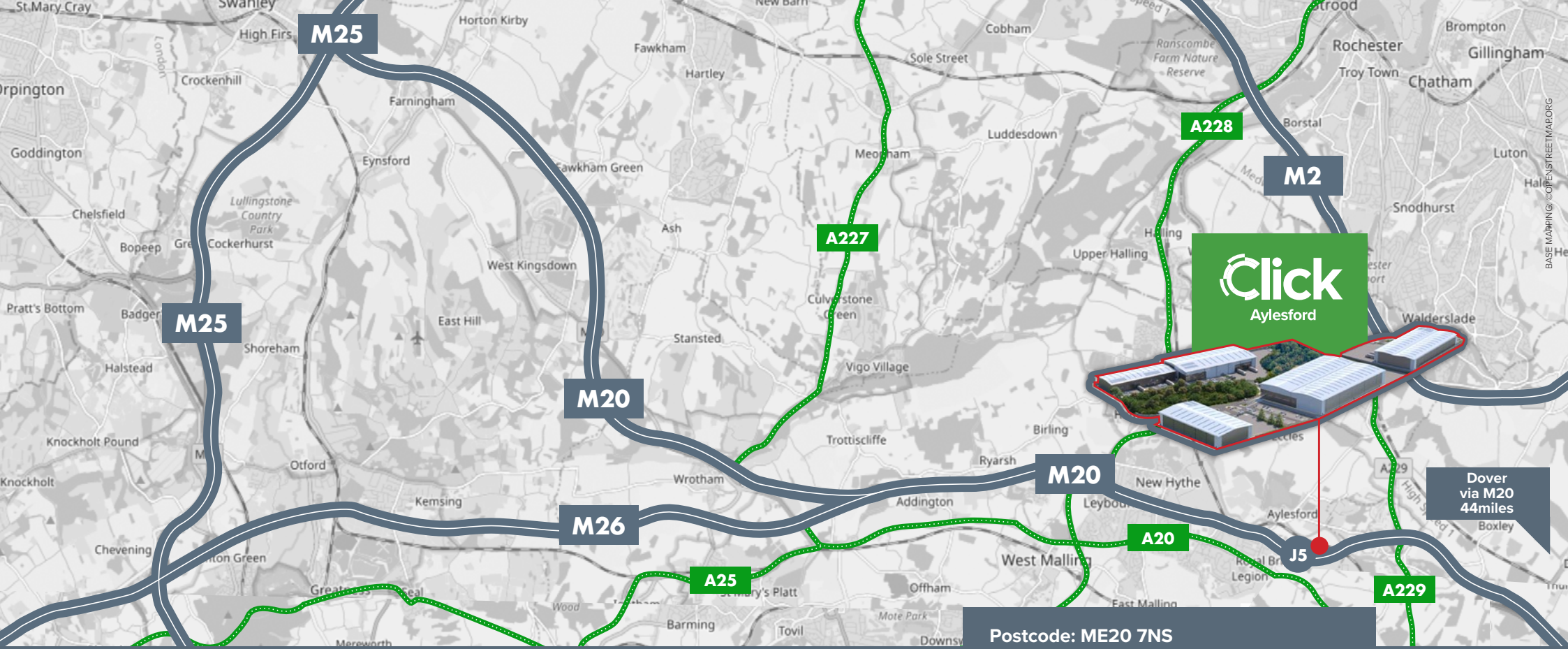


30m
service yard

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



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A development by

BRIDGES
Fund Management

WRENBRIDGE

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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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