



Click

Aylesford

M20/J5

13,691 sq ft to 110,557 sq ft

Net Zero Carbon

AVAILABLE SUMMER 2024



Unit 3

Unit 2

Unit 1

M20 J5

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.

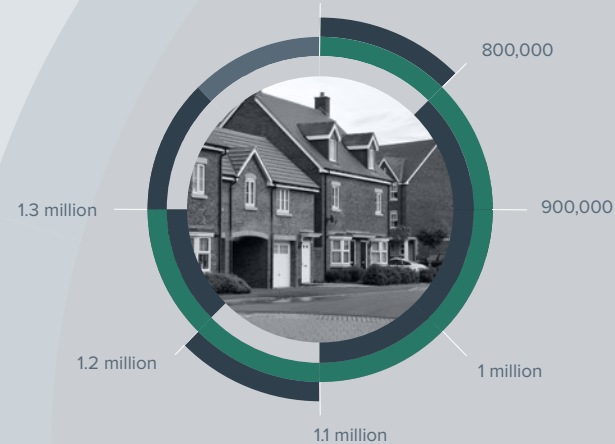
The site is close to local amenities, including South Aylesford Retail Park and is only a short drive from Aylesford railway station.

Skilled workforce

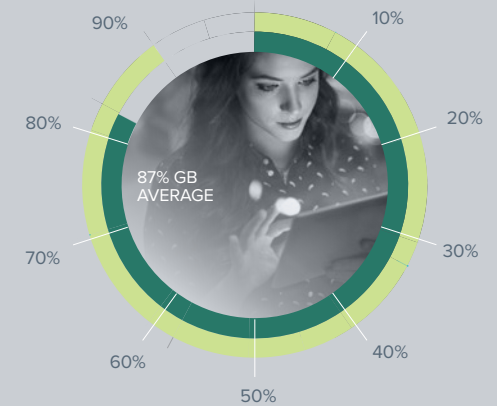
Click Aylesford benefits from a skilled labour pool with over 92% qualified to NVQ level 1 compared to 87% in Great Britain, and with 8000 workers available there is potential to further increase the workforce.

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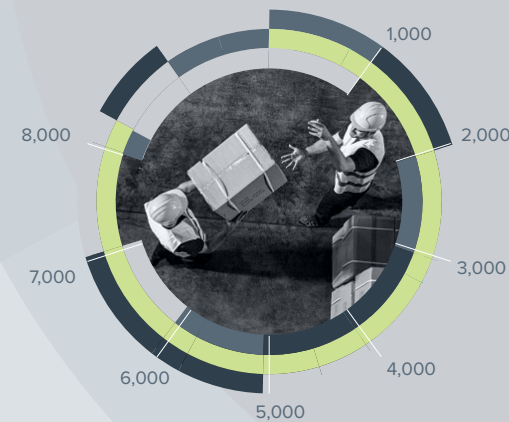
1.3 million homes within a 30 mile radius



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.

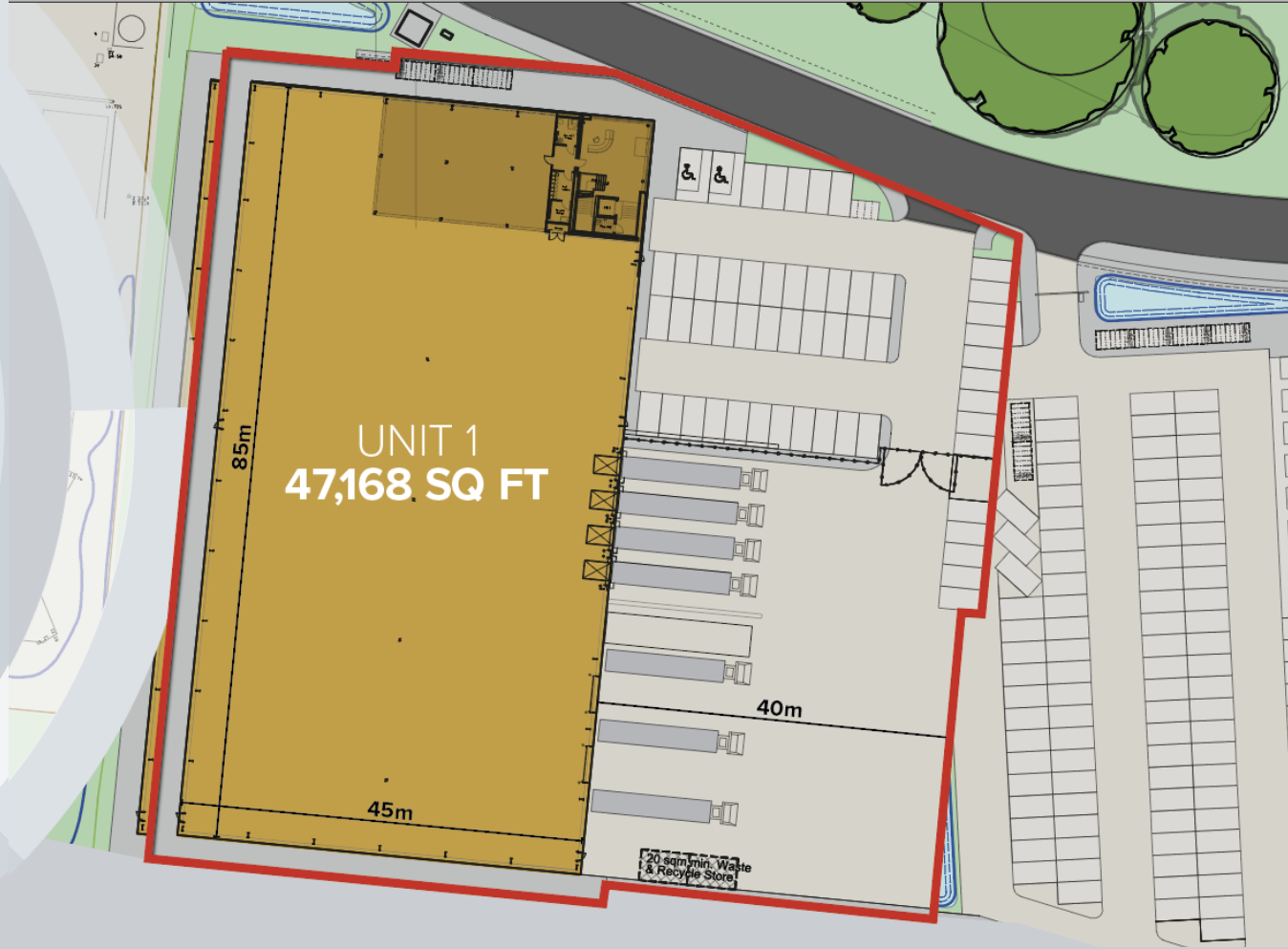
Masterplan



M20

Unit 1 TO LET

	SQM	SQ FT
Ground Floor	3,957	42,593
First Floor Office	425	4,575
Total (GEA)	4,382	47,168
Parking Spaces	54	
Dock levellers	4	
Level Access Doors	2	



Power
450KVA



Up to 12m
eaves height



PV roof
panels

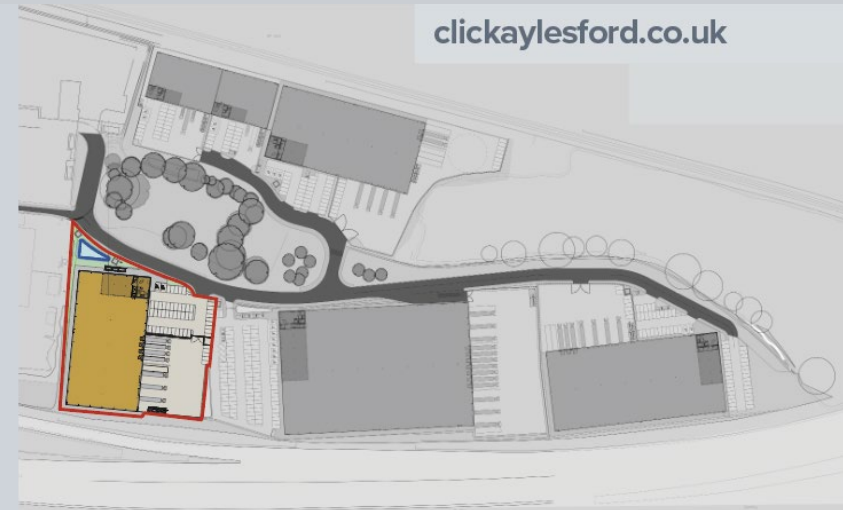


20% EV
charging points



Yard depths
of 40m

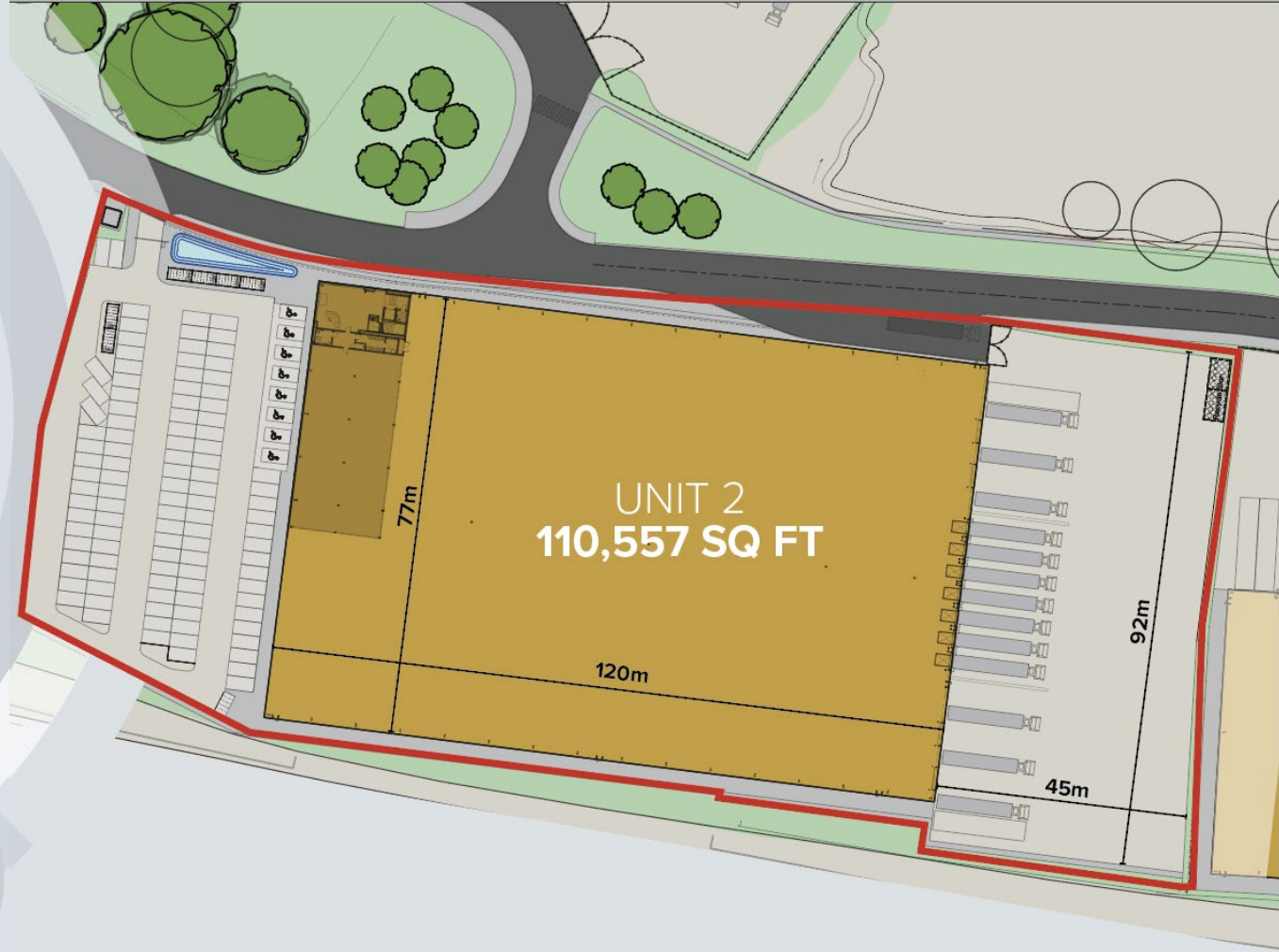
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*compared to a 20 year old building of the equivalent size

Unit 2 TO LET

	SQM	SQ FT
Ground Floor	9,533	102,613
First Floor Office	738	7,944
Total (GEA)	10,271	110,557
Parking Spaces	114	
Dock levellers	7	
Level Access Doors	4	



Power
750KVA



Up to 15m
eaves height



PV roof
panels



20% EV
charging points



Yard depths
of 45m

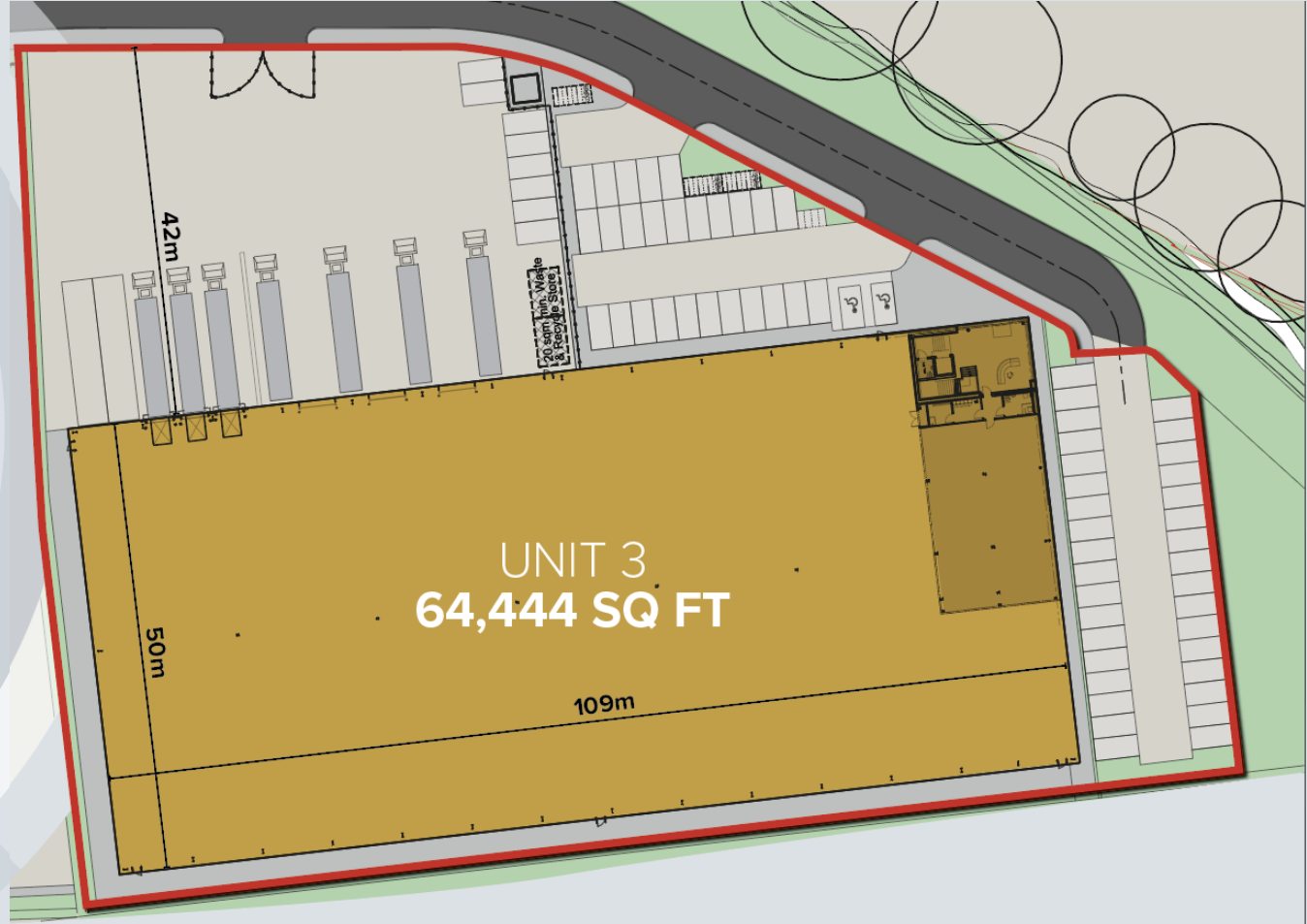
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*compared to a 20 year old building of the equivalent size

Unit 3 TO LET

	SQM	SQ FT
Ground Floor	5,540	59,633
First Floor Office	447	4,812
Total (GEA)	5,987	64,444
Parking Spaces	70	
Dock levellers	3	
Level Access Doors	3	



Power
575KVA



Up to 12m
eaves height



PV roof
panels

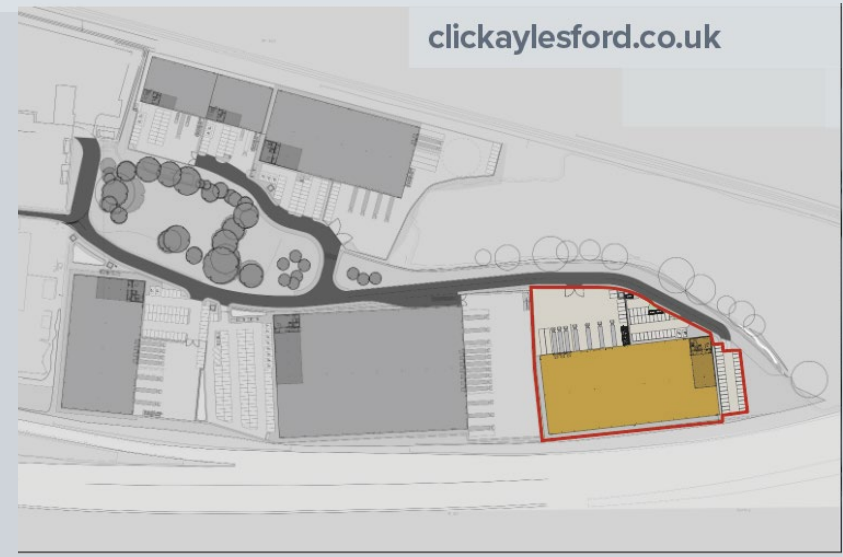


20% EV
charging points



Yard depths
of 42m

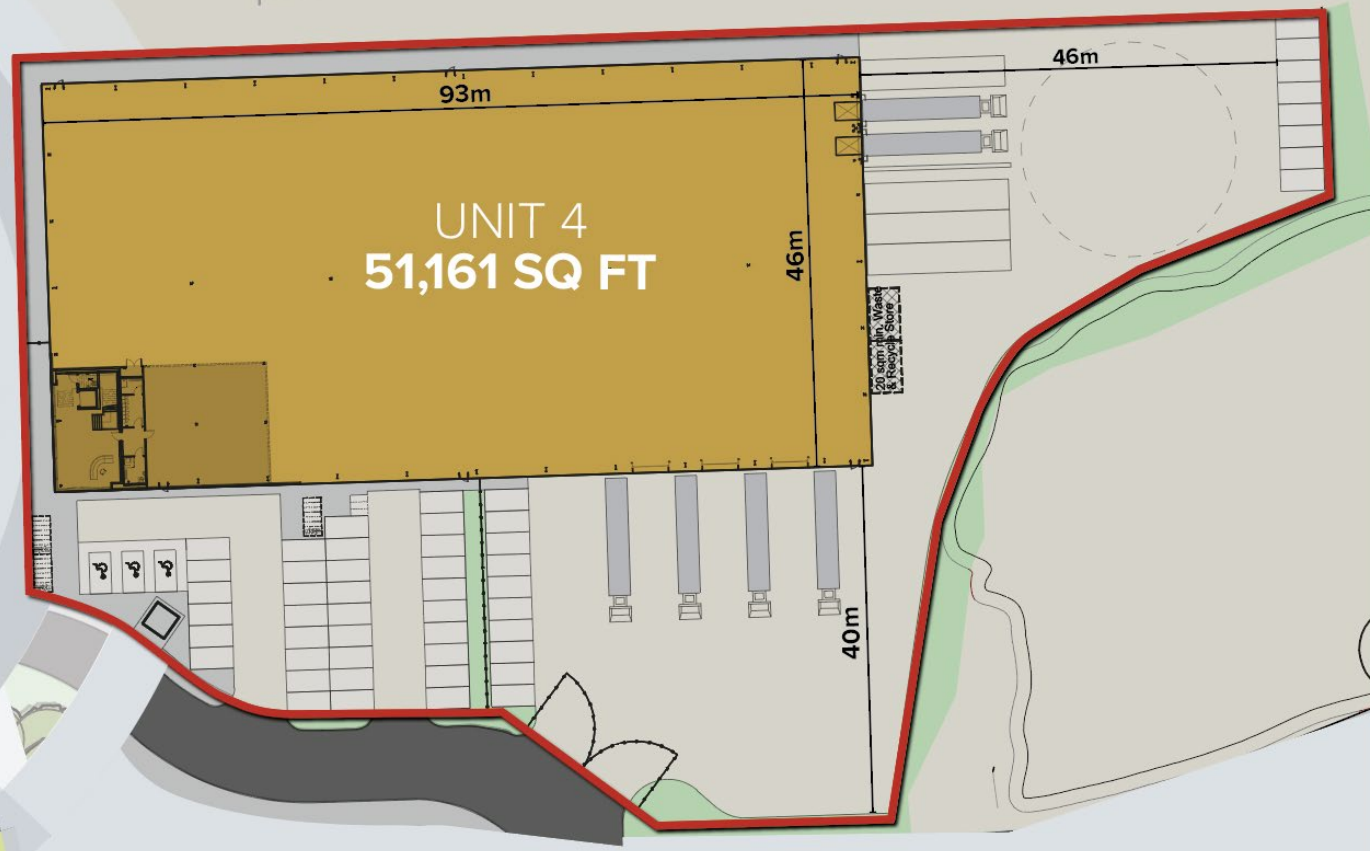
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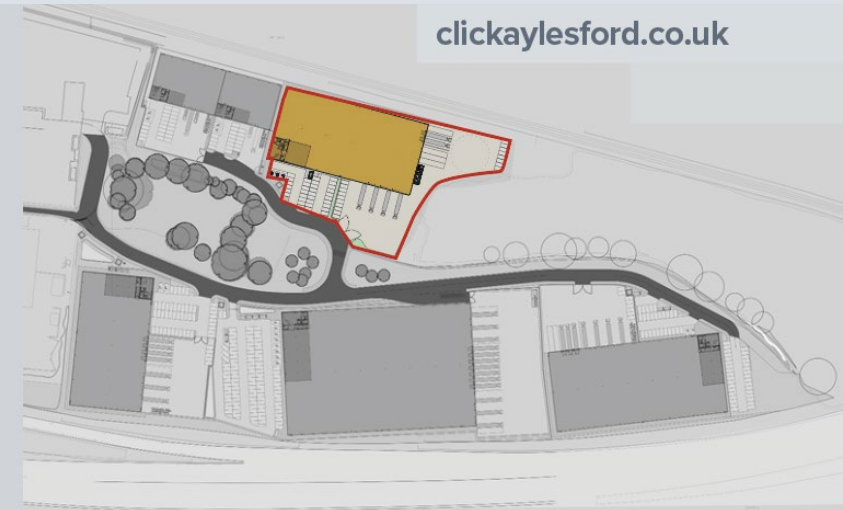
*compared to a 20 year old building of the equivalent size

Unit 4 TO LET

	SQM	SQ FT
Ground Floor	4,403	47,394
First Floor Office	350	3,767
Total (GEA)	4,753	51,161
Parking Spaces	54	
Dock levellers	2	
Level Access Doors	3	



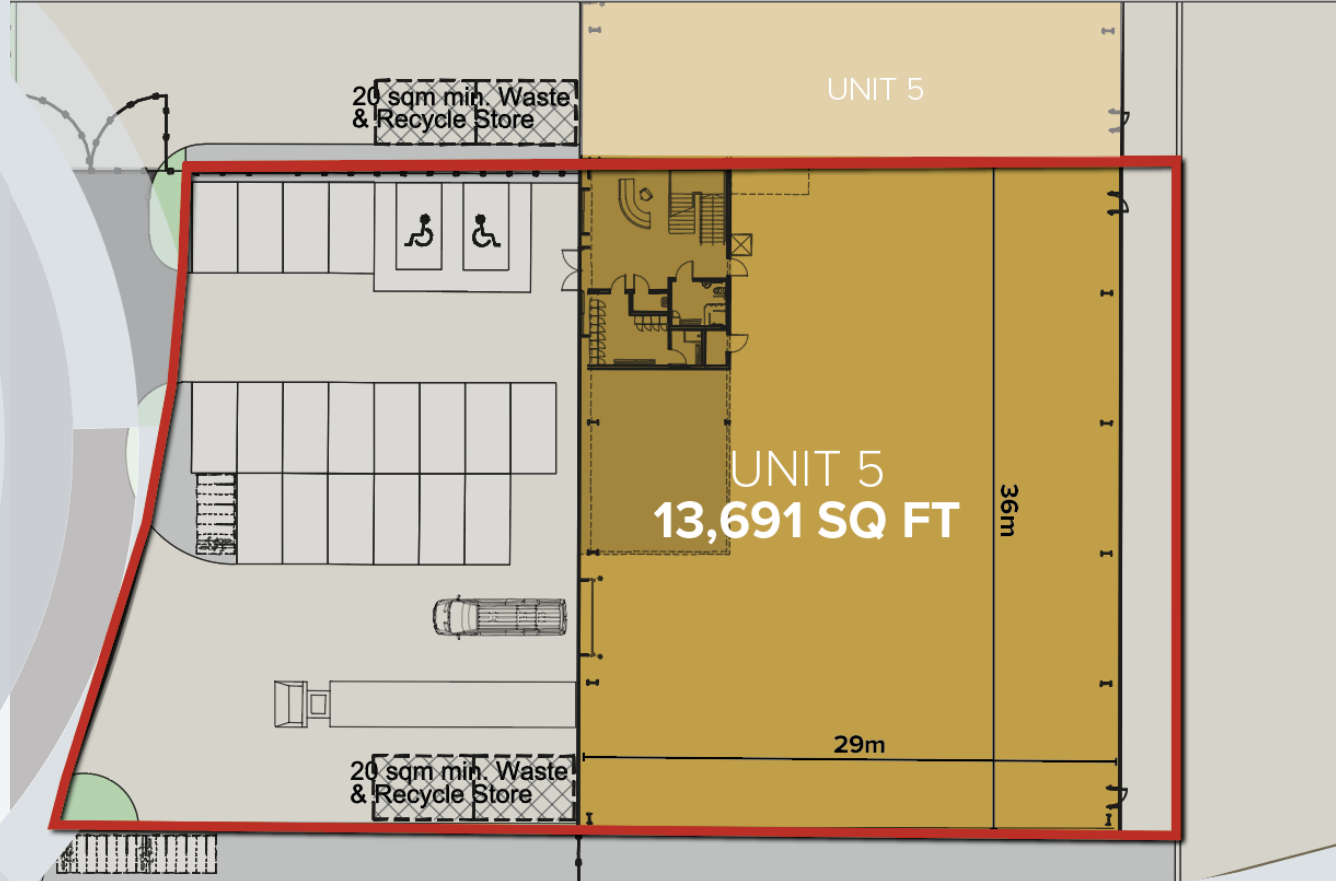
- Power 400KVA
- Up to 12m eaves height
- PV roof panels
- 20% EV charging points
- Yard depths of 40-46m



*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	



Power
125KVA



Up to 10m
eaves height



PV roof
panels



20% EV
charging points



Yard depths
of 27m

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

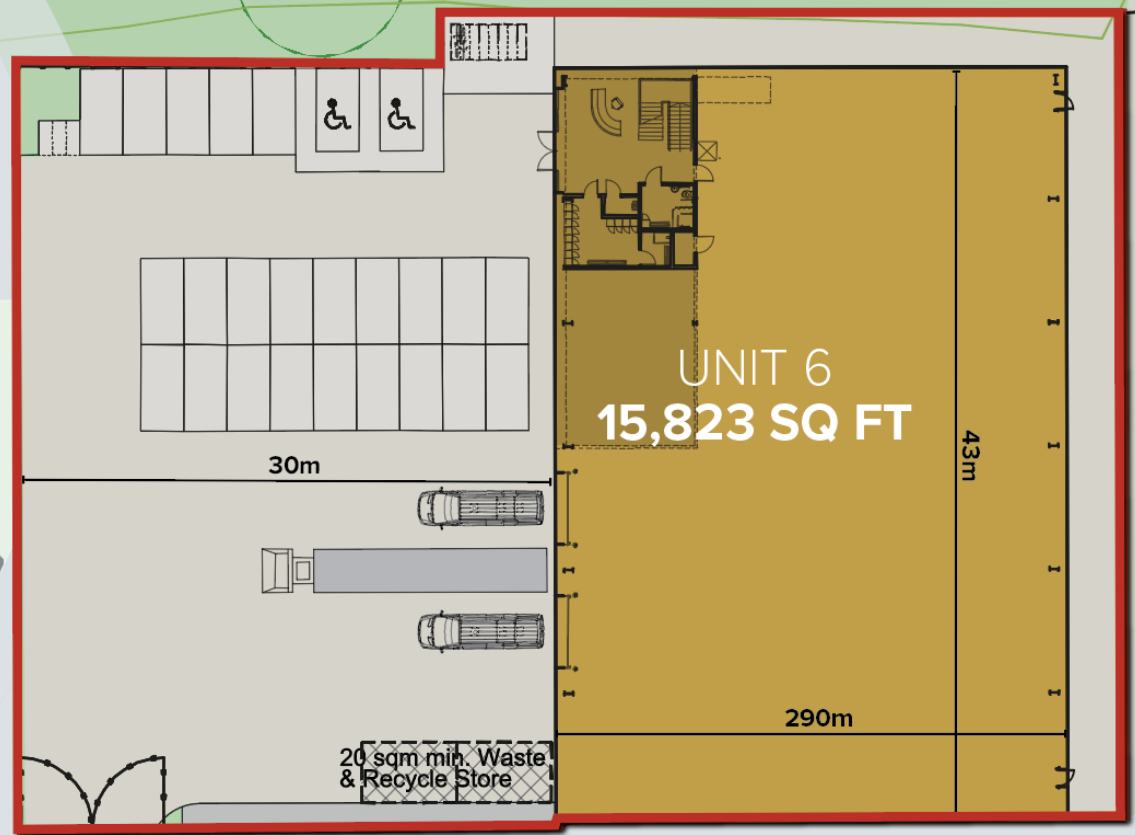
Unit 6 TO LET

	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	

ENERGY COST SAVINGS

£48,669

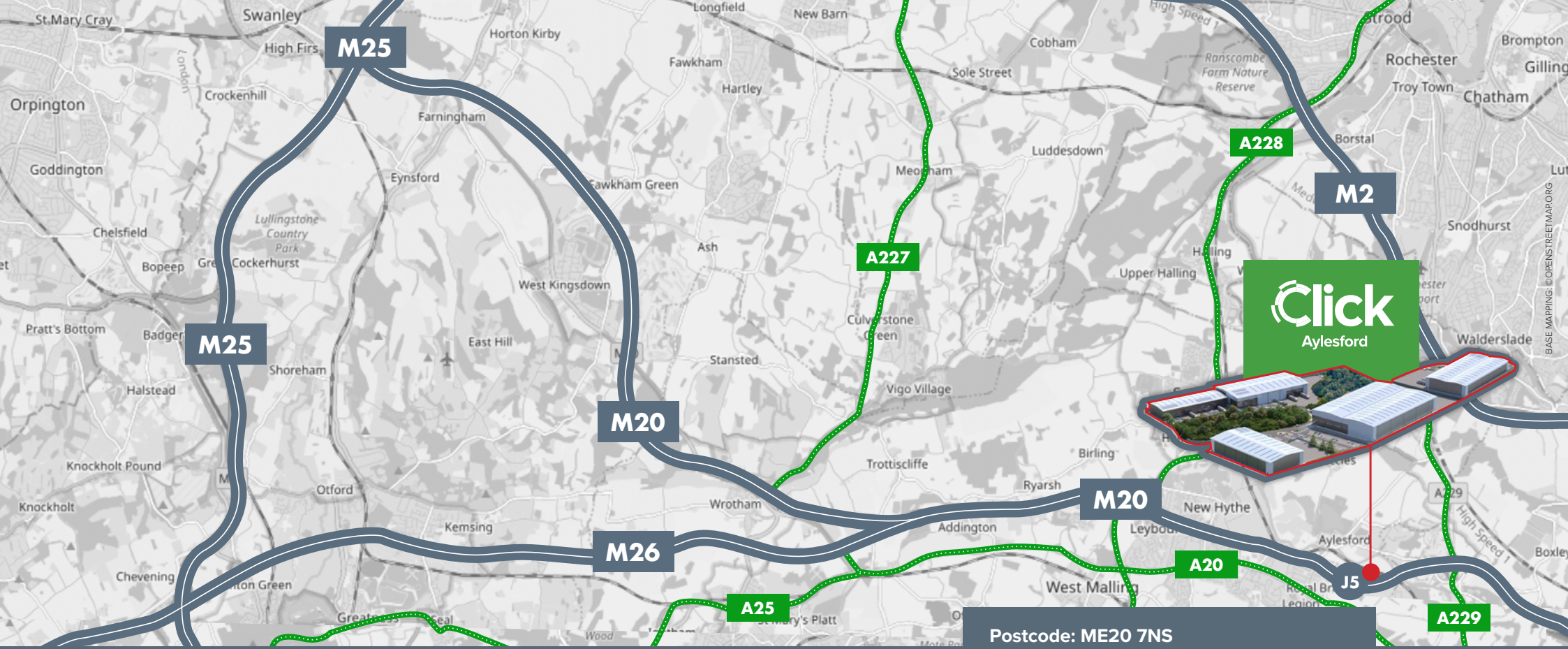
PER ANNUM*



- Power 150KVA
- Up to 10m eaves height
- PV roof panels
- 20% EV charging points
- Yard depths of 30m



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



Postcode: ME20 7NS
 What3Words: ///matter.codes.meanders

	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

For further information contact our agents



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

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



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

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



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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