Available Q4 2026

Unit 6 Wested Lane Swanley Kent BR8 8EE

Modern Self Contained Distribution/Industrial Premises With Immediate Access to the M25 and M20

Undergoing extensive refurbishment to include a new roof

- Secure gated yard & parking areas of 0.6 acres
- Eaves height of 6.7m rising to 8m.
- 3 full height ground level loading doors
- Canteen
- Ground and first floor air-conditioned offices
- LED lighting throughout

Junction 1 - M20

M20

Ashford 38 miles
Dover 59 miles

M25

Gatwick Airport 27 miles

Dartford Crossing 2.5 miles
Ebbsfleet International 8.3 miles
London Gateway20 miles

Junction 3 - M25

Unit 6

B2173

London Road



South Circular 9.5 miles
Central London 17 miles

A20

25,637 sq ft (2,381.77 sqm)

TO LET



Unit 6
Wested Lane
Swanley
Kent
BR8 8EE



Location

Unit 6 Wested Lane is prominently located adjacent to Junction 3 of the M25 and offering direct access to Junction 1 of the M20. This is a key distribution location for occupiers serving Kent, Central London and Essex markets. Swanley railway station is located approximately 1 mile to the north west of the site and provides a direct train service to London Victoria.

- Secure gated yard & parking
- Eaves height of 6.7m
- 3 full height ground level loading doors
- Canteen
- Ground and first floor offices
- LED lighting throughout



Description

The property comprises a high profile detached modern steel framed warehouse/industrial unit within a secure gated site with the benefit of 3 full height ground level loading doors, eaves height of 6.7m rising to 8m at the apex, fitted ground and first floor offices, canteen and WC facilities .

Accommodation

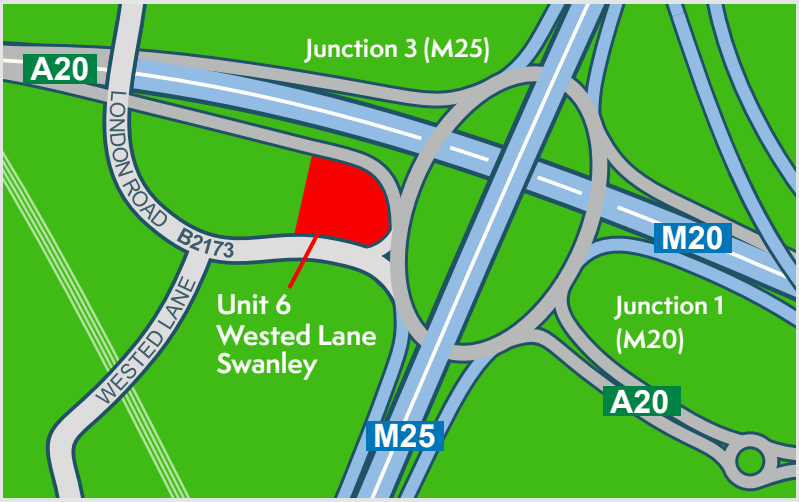
The property comprises the following approximate gross internal areas:-

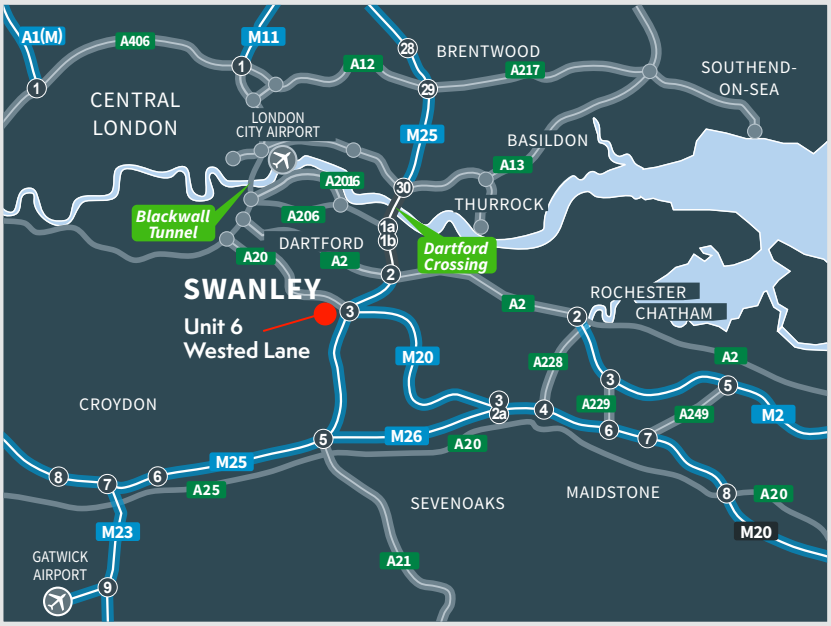
Warehouse	21,293 sqft / 1,978.18 sqm
Ground Floor Office	1,082 sqft / 100.51 sqm
First Floor Office	3,262 sqft / 303.09 sqm
Total	**25,637 sqft / 2,381.77 sqm**



Unit 6
Wested Lane
Swanley
Kent
BR8 8EE

Travel Distances	
Central London	17 miles
Dartford Crossing	2.5 miles
South Circular	9.5 miles
Ashford	38 miles
Gatwick Airport	27 miles
Dover	59 miles
London Gateway	20 miles
Ebbsfleet International	8.3 miles







Terms: The Unit is available by way of a new full repairing and Insuring Lease for a term to be agreed at £15.50psf.

VAT: Will be applicable to all rents and other outgoings

Rates: The property is shown on the Valuation Office Agency website as having a rateable value from 1st April 2026 of £295,000. However interested parties are advised to make their own enquiries with Sevenoaks Borough Council.

Legal Costs: Each party to bear its own legal costs.

EPC: EPC awaited.

Viewing: Strictly by appointment through the sole agents:-

Tom Booker: 07584 237141
tbooker@shw.co.uk

Stephen Richmond: 07771 900682
srichmond@shw.co.uk

SHW SHW.CO.UK

01322 285588

On the instructions of

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