# INDURENT
## ENTRALON GATE

ASHFORD TN24 0LP
///PIPE.TOWARD.ACTION

### BRAND NEW UNITS

UNIT 3: 7,377 SQ FT (685.34 SQ M)
UNIT 4: 7,374 SQ FT (685.06 SQ M)
UNIT 5: 17,112 SQ FT (1,589.74 SQ M)

Available now

Refurbished warehouse units.

EPC B rating

Designed to EPC B rating.

Warehousing that Works.

# High performance space for your business.

Entralon Gate is situated on Orbital Park, an established trading estate popular with: industrial, trade counter, office, motor trade and retail warehouse occupiers. Nearby occupiers include: Howdens, Brandon Hire Station, Speedy Hire, Topps Tiles, Screwfix, Halfords Autocentre and Toolstation.

The site is positioned just off Junctions 10 and 10a of the M20 motorway and conveniently accessed via the A2070 dual carriageway.

Ashford is a designated growth town located within East Kent, being approximately 60 miles south east of Central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover.

The town benefits from excellent road and rail connections, with the M20 motorway providing direct access, via Junction 9 and the new Junction 10A to the M25, as well as the Channel Tunnel, Folkestone. In addition, the A28 and A2070 provide local links to Canterbury and the South Coast.
Ashford International Rail Station provides direct trains to London's St Pancras in 35 minutes.

Warehousing that Works.

# You're well-connected.

## MAJOR ROUTES

| | |
|---|---|
| Channel Tunnel | 11 miles |
| M25 J3 via M20 | 39 miles |
| M25 J5 via M20/M26 | 39 miles |

## CITIES/MAJOR TOWNS

| | |
|---|---|
| Ashford | 2.1 miles |
| Canterbury | 16.9 miles |
| Central London | 60 miles |

## AIRPORTS

| | |
|---|---|
| Lydd Airport - London Ashford | 16.6 miles |
| London Gatwick | 60 miles |

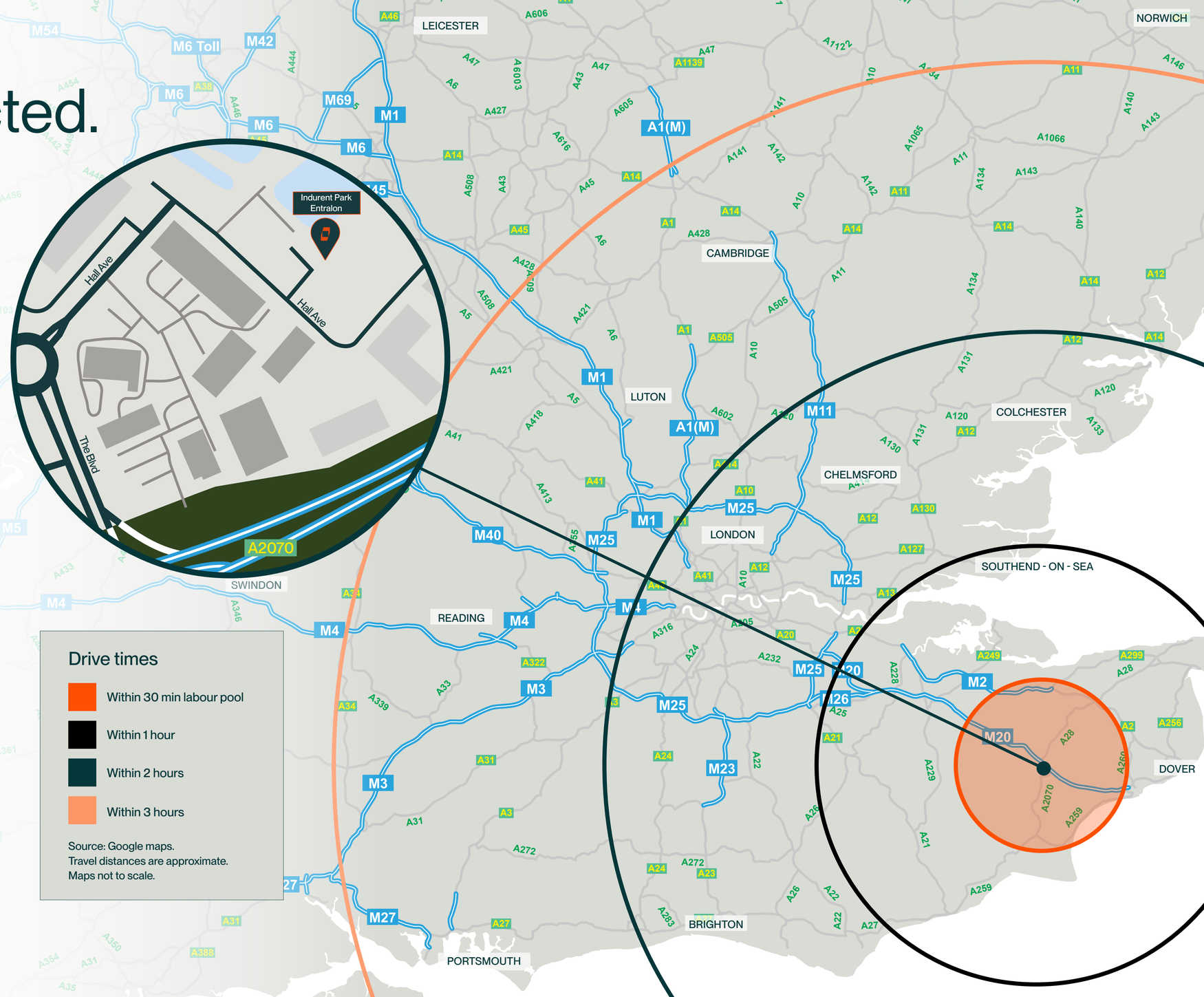
## RAILWAY STATIONS

| | |
|---|---|
| Ashford International | 2 miles |
| Hamstreet Station | 6.8 miles |

## PORT OF DOVER

| | |
|---|---|
| Port of Dover | 22 miles |

Indicative journey times by car, taken from Google Maps.




Warehousing that Works.

# Schedule of accommodation.

| | UNIT 3 | UNIT 4 | UNIT 5 |
|---|---|---|---|
| TOTAL | 7,377 SQ FT (685.34 SQ M) | 7,374 SQ FT (685.06 SQ M) | 17,112 SQ FT (1,589.74 SQ M) |

All floor areas are approximate gross external areas.

8.2m minimum eaves height

Electrically operated shutter doors

Allocated car parking

PV panels to roof

37.5 kN/SQ M floor loading

3 phase electricity supply from 33kVA - 260kVA

B2, B8 & Class E planning consents

EV charging available

Take a closer look

Warehousing that Works.

# Masterplan.

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Warehousing that Works.

Masterplan is indicative.

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ENTRALON GATE

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