

# M SWANLEY

Swanley Lane, Swanley, Kent, BR8 7TQ

Local Occupiers Include

Poundland  
Iceland

COSTA

cardfactory

SUBWAY

Specsavers

Newly Opened



Units Available  
**1,000 - 4,000 sq.ft**  
(92.9 - 371.6 sq.m)

Total Development  
**85,000 sq.ft**  
(7,897 sq.m)



Primary shopping centre in Swanley  
**BR8 7TQ**



Local population of over  
**20,000**



More than  
**200**  
Free parking spaces





## WELCOME SWANLEY

M Swanley, previously known as Swanley Square is an 85,000 sq ft open-air convenience retail scheme situated on the A20, approximately 1 mile from junction 3 of the M25. The centre provides the principle shopping within the town and also benefits from the adjacent Asda superstore.



## PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATES RELIEF

Interested parties are advised to make their own enquiries with the local council to verify this information.



SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



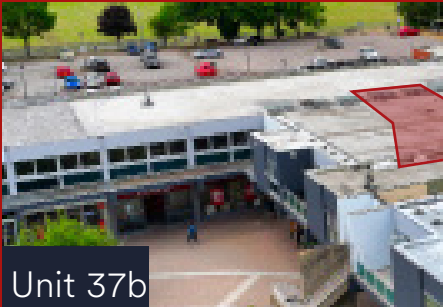
Total number of units  
51

Available Units



Unit 30a

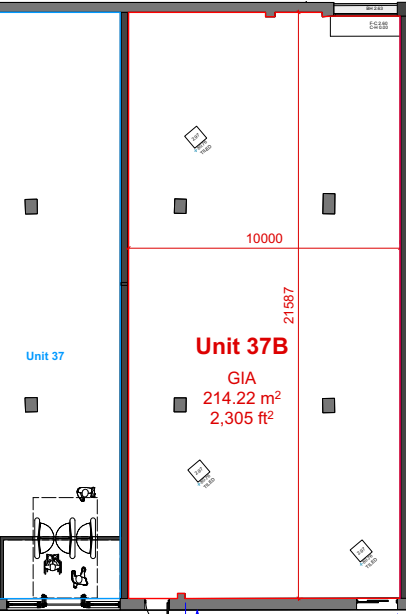
	SQ.FT	SQ.M
GROUND FLOOR	1302	121
RENT	POA	
RATEABLE VALUE*	£11,500	



Unit 37b

	SQ.FT	SQ.M
GROUND FLOOR	2,305	214
RENT	£40,000 per annum	
RATEABLE VALUE*	TBC	

Unit 37b Floor Plan



## LOCATION

Swanley is a town located in the Sevenoaks district of Kent, England. With a population of approximately 20,000 residents, Swanley is known for its vibrant community, quality of life, and close proximity to London. The town is conveniently located just 35 miles southeast of central London, offering residents easy access to the capital's many attractions and amenities.

Swanley offers a unique blend of urban and rural experiences, with green spaces and parks, such as Jubilee Country Park and Priory Gardens, providing plenty of opportunities for outdoor recreation and relaxation.

Swanley offers a swift 31-minute train journey to central London. With over 120,000 residents, it stands as a vibrant and well-connected community.

## VIEWING

Strictly via prior appointment with the appointed agent:

Situated in the heart of Swanley  
**BR8 7TQ**



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**\*Potential occupiers to make own enquiries to clarify accuracy of data.**

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