

1,451 sq.ft (134.8 sq.m)

Commercial space to let

Unit 38 Swanley Square

Suitable for Class E Usage

All Enquiries

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SHEET ANCHOR EVOLVE  
part of MCore



**M**

**UNIT 38**

M Swanley,  
Swanley Lane, Kent,  
BR8 7TQ

Local Occupiers Include

Iceland savers *William HILL* M

Holland & Barrett Poundland KFC COSTA

PUREGYM Specsavers cardfactory SUBWAY

### DESCRIPTION

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.

### UNIT SIZE

Total Area: 1,451 sq.ft (134.8 sq.m)

### RENT

£22,500 pax

### RATEABLE VALUE

£19,500

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £4,090.58 pax  
Insurance: TBC

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

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



35

Retail Units On-Site

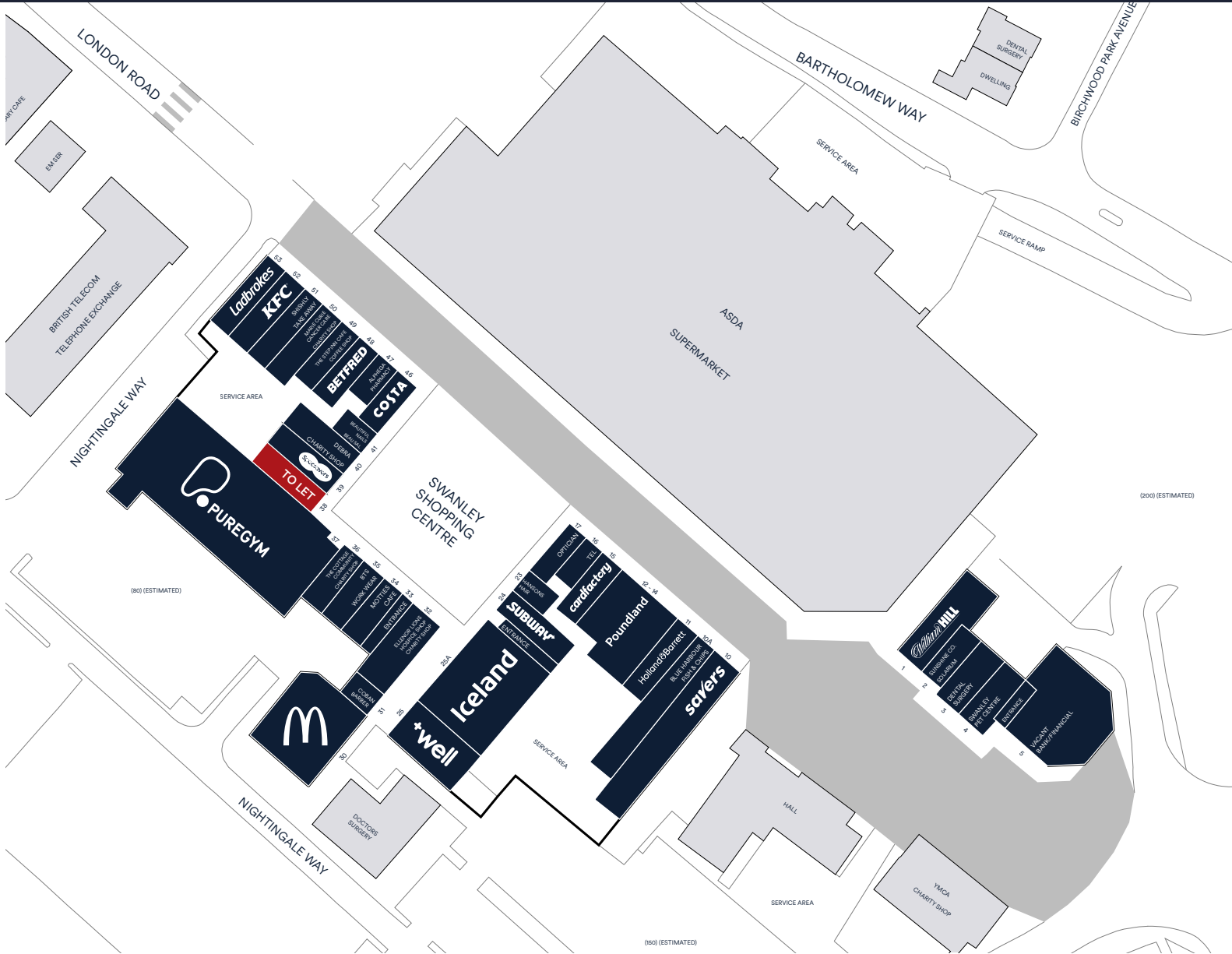


98,388 sq.ft

Total Area



What Three Words  
wire.feed.income



## SHEET ANCHOR EVOLVE

part of M'Core

**Michael Tsimekis**

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### Viewing

Strictly via prior appointment  
with the appointed agents

**L** Leslie Perkins  
Chartered Surveyors

**Ian Garnham**

07973 392630

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.