

WELCOME TO TRILOGY, SITTINGBOURNE

BARWOOD
CAPITAL

PRIME LOGISTICS / INDUSTRIAL FACILITY

11,000 SQ FT - 84,000 SQ FT

TO LET

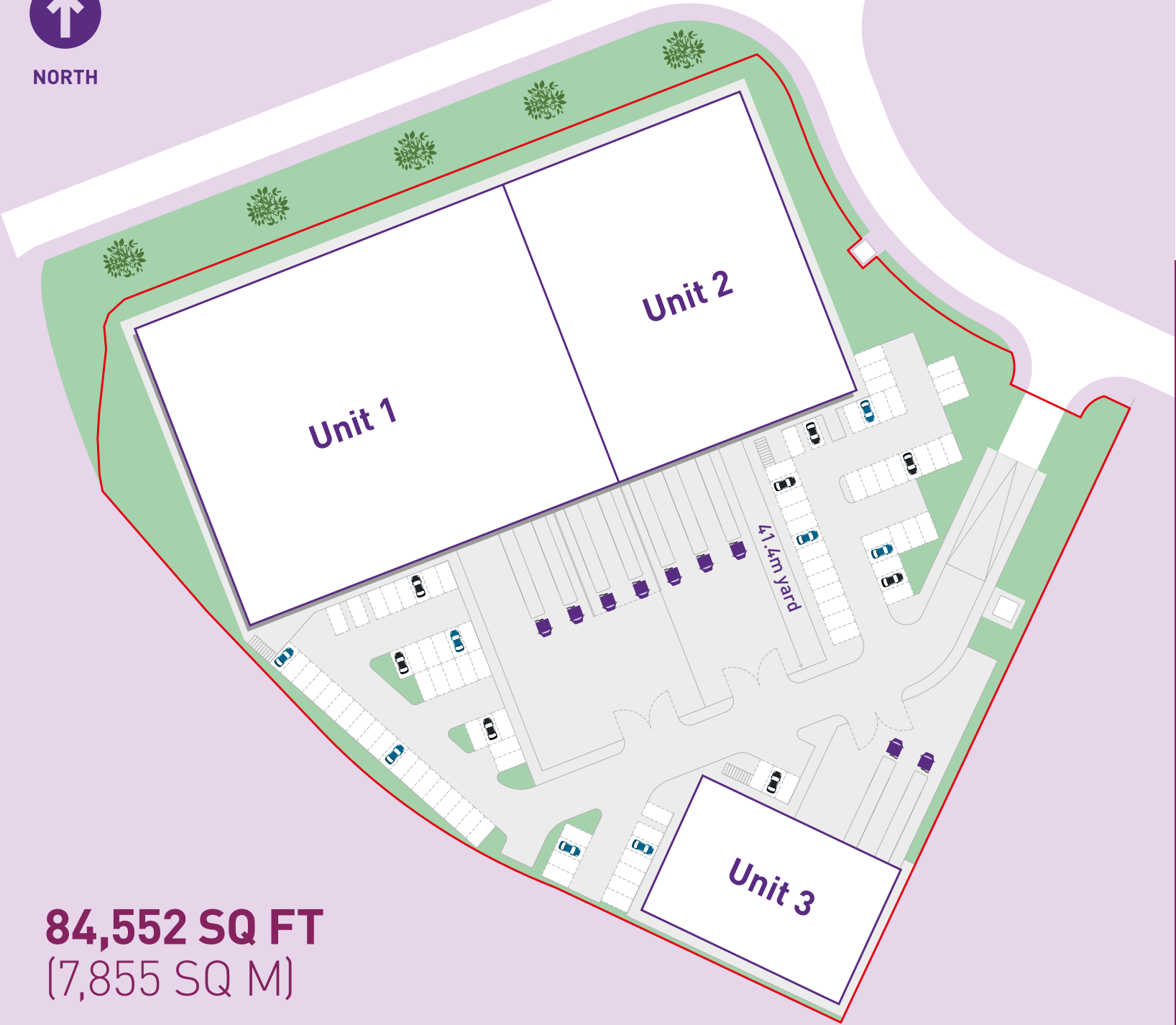


SITTINGBOURNE, KENT, ME10 3TF

INDICATIVE IMAGE



UNRIVALLED ACCESS TO M2/M20 ON TO THE M25
FOR THE NATIONAL MOTORWAY NETWORKS.



84,552 SQ FT
(7,855 SQ M)

UNIT 1	sq ft	sq m
1st Floor Office	4,182	388.6
Warehouse	39,489	3,668.6
Total	43,671	4,057.2

UNIT 2	sq ft	sq m
1st Floor Office	4,183	388.6
Warehouse	25,448	2,364.2
Total	29,631	2,752.8

UNIT 3	sq ft	sq m
1st Floor Office	1,293	120.0
Warehouse	9,957	925.0
Total	11,250	1,045.0

SPECIFICATION

UNIT 1

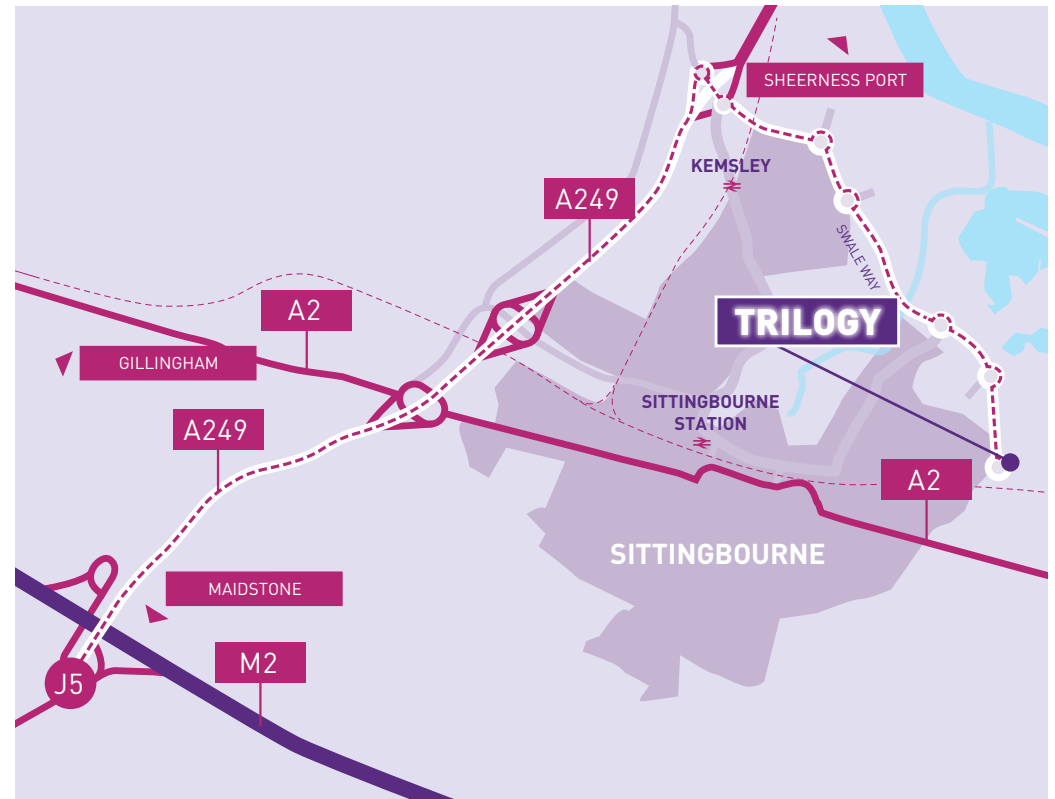
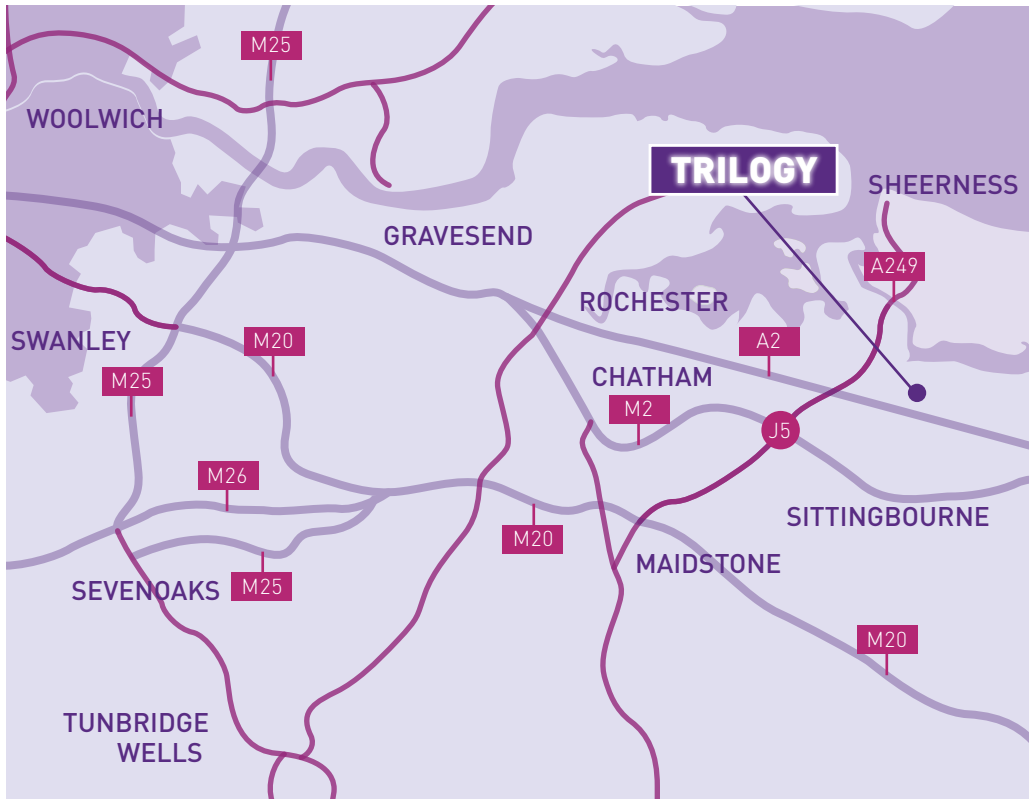
- 9.8m eaves height
- 9m to haunch
- 2 dock level loading doors
- 2 level access doors
- 41.4m yard
- 45 kN/m2 floor loading
- BREEAM rating of 'Very Good'
- 41 car parking spaces
- Total 5 HGV parking bays (Including loading bays)
- 1st floor office

UNIT 2

- 9.8m eaves height
- 9m to haunch
- 3 level access doors
- 41.4m yard
- 45 kN/m2 floor loading
- BREEAM rating of 'Very Good'
- 41 car parking spaces
- Total 4 HGV parking bays (Including loading bays)
- 1st floor office

UNIT 3

- 7.9m eaves height
- 7m to haunch
- 2 level access doors
- 17.5m-45m yard
- 45 kN/m2 floor loading
- BREEAM rating of 'Very Good'
- 14 car parking spaces
- Total 4 HGV parking bays (Including loading bays)
- 1st floor office



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FOR MORE INFORMATION VISIT:

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LABOUR FORCE OF

155,000
PEOPLE

LOCAL ECONOMY
SPECIALISING IN

**MANUFACTURING,
ENGINEERING,
TRANSPORTATION
AND STORAGE**

15.2M
PEOPLE REACHED
WITHIN A 2 HOUR
HGV DRIVE TIME

* Source: Nomis Official Labour Market Statistics (Medway, 2017), Office of National Statistics (2018) and Kent County Council (2017)

A JOINT DEVELOPMENT BY:

BARWOOD
CAPITAL

