



# INDURENT

## ENTRALON GATE

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

### NEWLY REFURBISHED 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.



Designed to EPC B rating.



HOWDENS

BRANDON HIRE STATION

TOPPS TILES

HALFORDS AUTOCENTRE

SCREWFIX

TOOL STATION

SPEEDY HIRE

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.

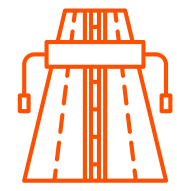
The site is positioned just off Junctions 10 and 10a of the M20 motorway and conveniently accessed via the A2070 dual carriageway.

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.



# You're well-connected.



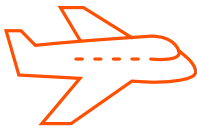
## MAJOR ROUTES

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



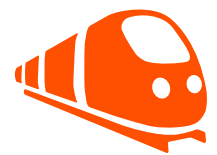
## CITIES/MAJOR TOWNS

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
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### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

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.



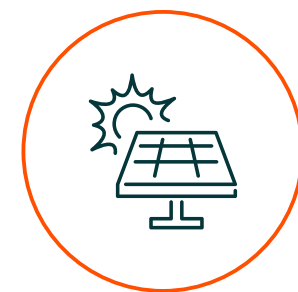
8.2m minimum eaves height



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



Warehousing that Works.



# Masterplan.





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