



# CROSSWAYS COMMERCIAL PARK

## PHASE 2 – COMING SOON

Phase 2 of Crossways Commercial Park will offer three units of 65,815 sq ft, 124,785 sq ft and 127,840 sq ft, completed to a market-leading specification.

Benefitting from a prime location adjacent to J1a of the M25, enjoy fast access to Central London and excellent connectivity to the national motorway network, placing 10.4 million consumers within a 60-minute HGV drive-time\*.

### KEY FEATURES:

- + A high quality business park environment
- + All units targeting a BREEAM 'Excellent' and EPC A+ rating
- + Sustainable features including full rooftops of solar PV, solar thermal hot water, solar heating for office areas, electric vehicle (EV) charging points, infrastructure for EV fleets, rainwater harvesting and smart metering.

\*Source: Esri & Michael Bauer Research, 2021



**1 mile**  
to M25 (J1A)



**59 miles**  
to Port of Dover



**22 miles**  
to Central London



**78 miles**  
to Port of Felixstowe

# MASTERPLAN

	sq ft	sq m
Unit 4	124,785	11,591
Unit 5	65,815	6,115
Unit 6	127,840	11,875

## Unit 4



- + 15m clear internal height
- + 50m yard depth
- + 11 loading doors
- + 5 level access doors

## Unit 5

- + 12m clear internal height
- + 50m yard depth
- + 5 loading doors
- + 4 level access doors

## Unit 6

- + 15m clear internal height
- + 50m yard depth
- + 14 loading docks
- + 6 level access doors

-  Warehouse space
-  Office space



## ENQUIRE NOW

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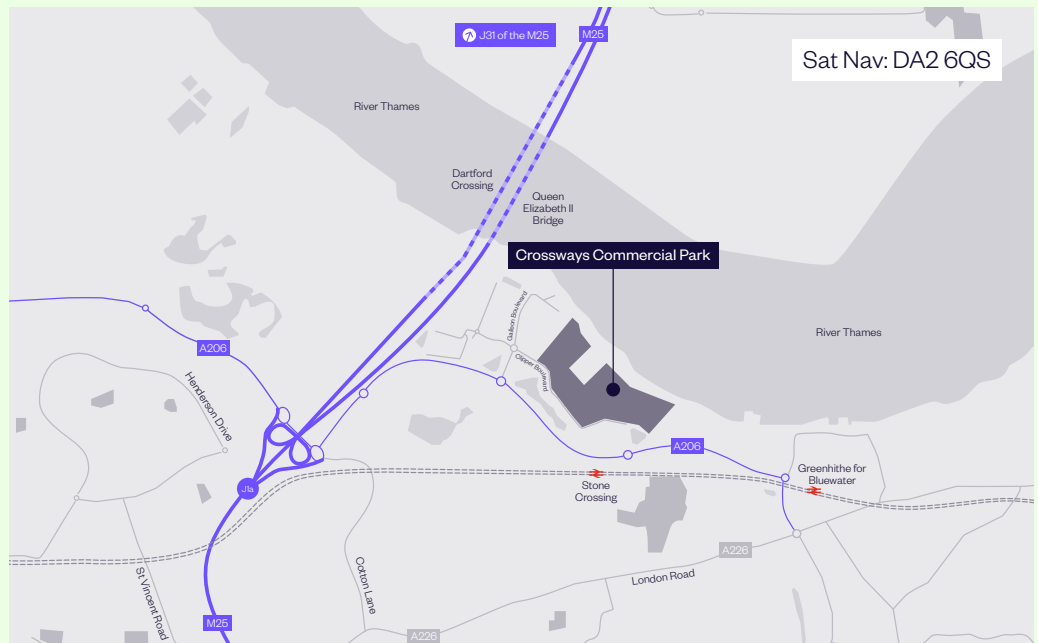
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