



DARTFORD, DA2 6QS

PHASE 2 CROSSWAYS COMMERCIAL PARK

Pre-lets available from 60,000 – 220,000 sq ft

Delivering flexible space to meet your needs



Offering pre-lets from 60,000 sq ft up to 220,000 sq ft, Phase 2 at Dartford's Crossways Commercial Park offers market-leading industrial and logistics space just minutes from the M25.

Three potential units of 124,785 sq ft, 65,815 sq ft and 127,840 sq ft have detailed consent, with the added flexibility to deliver bespoke build-to-suit options.

Benefitting from a prime location adjacent to J1a, enjoy fast access to Central London and excellent connectivity to the national motorway network, placing 21.7 million consumers within a two-hour drive¹.



Detailed planning consent

Enabling speed of delivery



World-class logistics network

Benefit from proximity to the UK's largest airports and ports



Strategic location

Enjoy direct access to the M25, one mile from the site



Established business park setting

Offering on-site amenities and excellent public transport links

¹Source: Esri and Michael Bauer Research

AERIAL VIEW

Phase 1 and indicative Phase 2 aerial view



Albion Fine Foods

Crossways 241

Mission Produce

Unit 4
124,785 sq ft

Unit 5
65,815 sq ft

Unit 6
127,840 sq ft

INDICATIVE CGIs



SITE PLAN

OPTION A

Indicative consented scheme

	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

SITE PLAN

OPTION B Indicative scheme

The site can accommodate an alternative layout option, providing two units of 133,450 sq ft and 218,375 sq ft.

	sq ft	sq m
Unit 4	133,450	12,398
Unit 5	218,375	20,288

Unit 4

- + 15m clear internal height
- + 40m yard depth
- + 10 loading doors
- + 2 level access doors

Unit 5














- + 18m clear internal height
- + 40m yard depth
- + 20 loading doors
- + 6 level access doors



Warehouse space
Office space

SETTING A BENCHMARK FOR ESG

Our market-leading specification is designed to reduce energy use and lower carbon emissions, and includes the following features as standard:

-  Carbon neutral cladding envelope
-  Full rooftop solar PV system
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Electric car charging points
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting and water saving devices





DRIVETIMES



ROAD

M25 (J1a)	1 mile
Ebbsfleet International Railway Station	5 miles
M20 (J1)	7 miles
Central London	22 miles



AIRPORTS

London City Airport	18 miles
London Gatwick Airport	35 miles
London Stansted Airport	37 miles
London Heathrow Airport	56 mile



PORTS

Port of Tilbury	12 miles
London Gateway	14 miles
London Thamesport	24 miles
Port of Sheerness	43 miles
Channel Tunnel	53 miles
Port of Dover	59 miles
Harwich International Port	71 miles
Port of Felixstowe	78 miles

Source: Google Maps

LOCATION

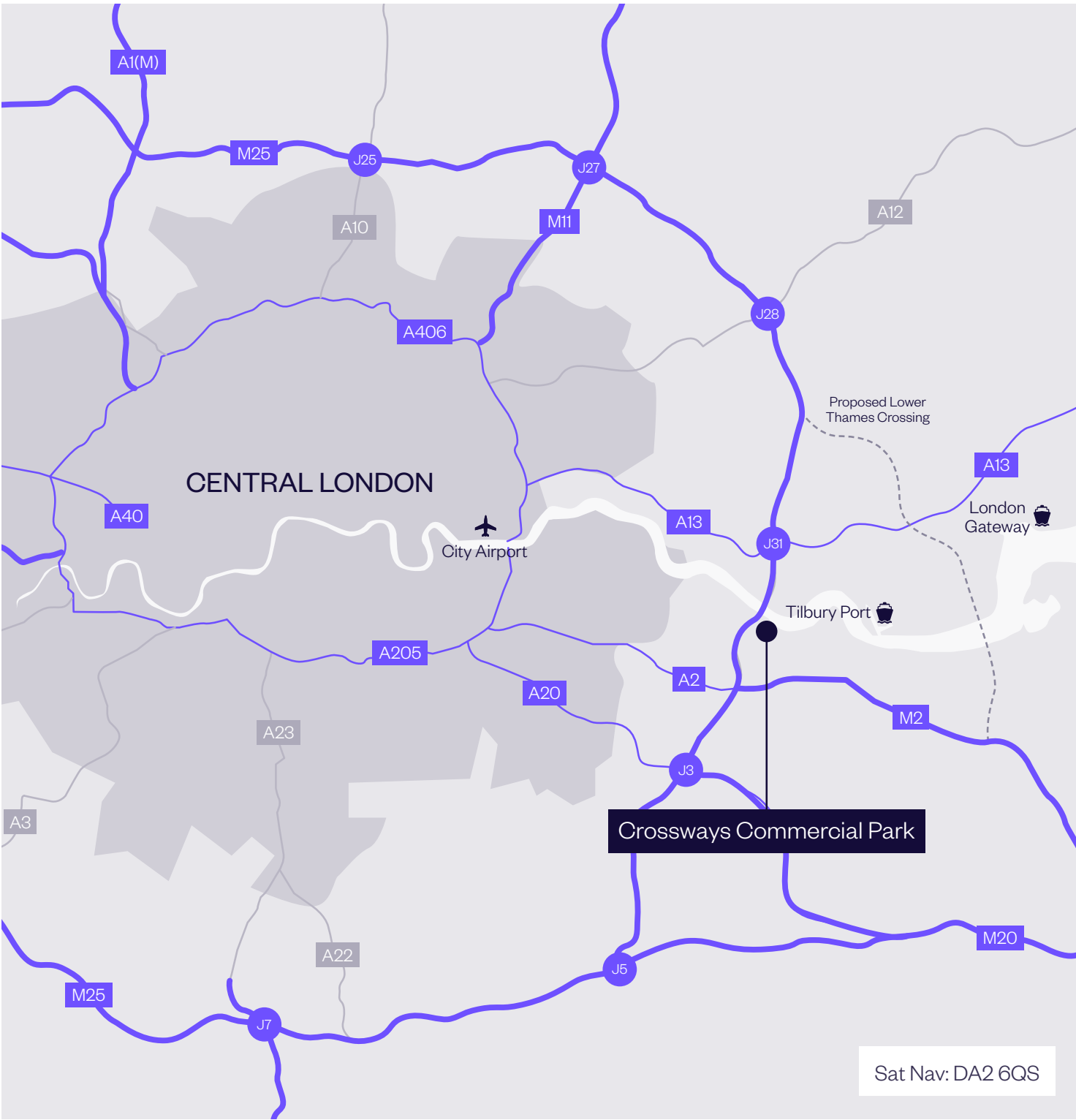
Clipper Boulevard, Dartford, DA2 6QS

Ideally placed to serve London and the South East, Dartford is home to some of the largest companies within the transportation and logistics sector.

Local occupiers include John Lewis, Kuehne+Nagel, ASDA, Sainsbury's, Europa, DHL and Yodel, all benefitting from the location's excellent transport links and the park's direct access to the M25 (J1a).

London is within a 22-mile drive and can be accessed via the A2, A20 and A13, while the proposed Lower Thames Crossing will create a new link between the A2 and the M25, providing more than 90% additional road capacity across the Thames east of London.

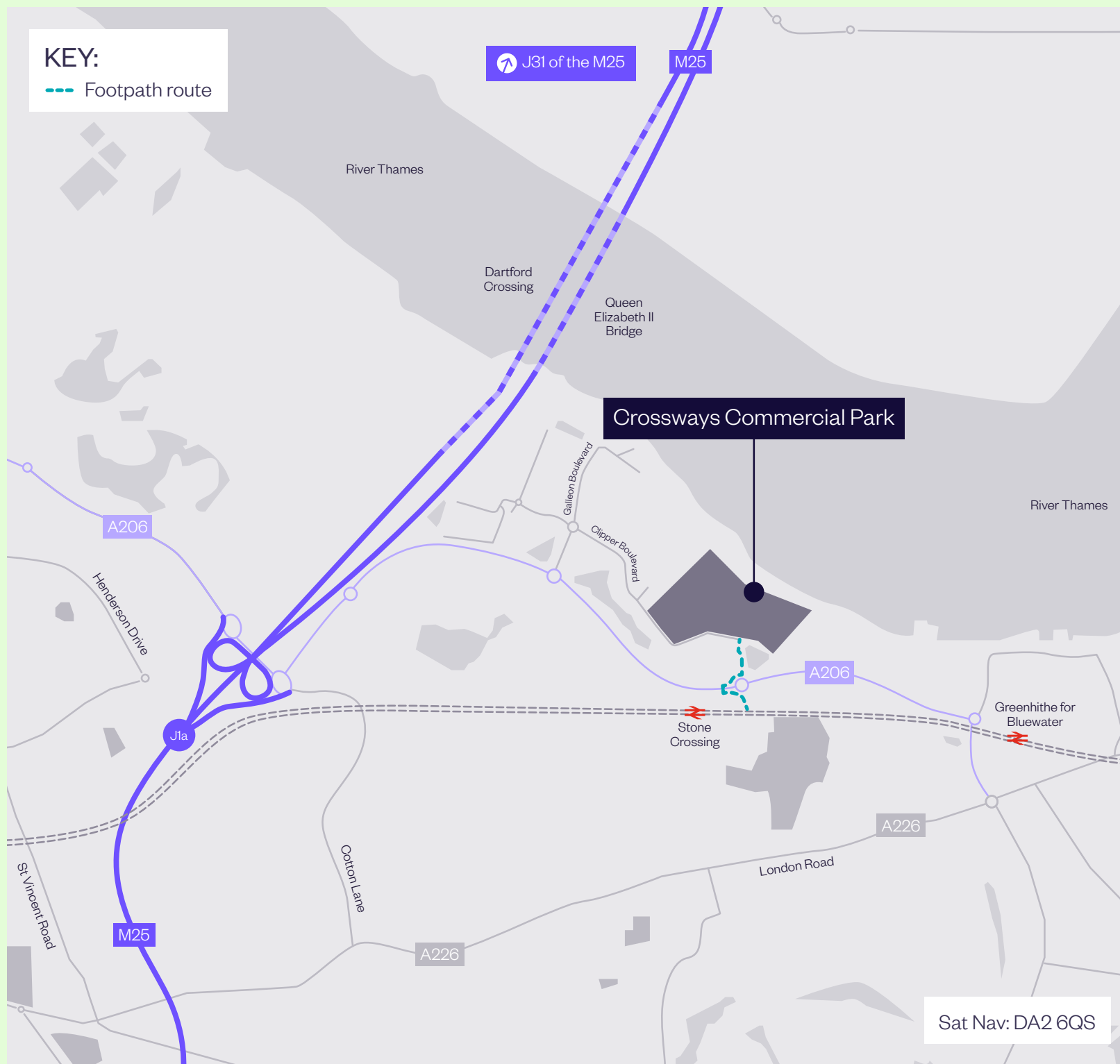
The Channel Tunnel, Port of Dover and London Thamesport are all within easy reach, with the A12 providing convenient access to the ports of Harwich and Felixstowe.



ACCESSIBILITY

KEY:

--- Footpath route



Bus

The area benefits from excellent public transport links, including the Fastrack bus service, which links Dartford, Bluewater, Ebbsfleet and Gravesend.

Rail

Two mainline railway stations are within close proximity (Greenhithe and Stone Crossing) and provide direct access to London, while Ebbsfleet International Railway Station is easily accessible by car and offers a high-speed service to London St Pancras (17 minutes).

Walk / cycle

The development includes cycle and pedestrian links to the local road and footpath network. This includes dedicated routes along the A206 and the riverside, connecting Crossways Business Park with Dartford town centre (to the west) and Greenhithe (to the east). A new footpath linking to Claire Causeway also provides a shortcut to those travelling to and from Stone Crossing Station.

AMENITY

Spanning more than 300 acres, the wider business park offers companies excellent facilities as well as a high quality working environment with green open space, lakeside walks and several food and beverage outlets.



Hotels

Hilton Hotel, Holiday Inn Express, Travelodge and the Campanile Hotel



Food and beverage

Costa, The Wharf, Lakeview 360 and Burger King



Shops

Crossways Mini Store, Asda superstore and Bluewater Shopping Centre



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