

WELCOME TO DARTFORD X

DARTFORD X IS LOCATED AT THE BRIDGE, AN ESTABLISHED BUSINESS PARK JUST MOMENTS AWAY FROM THE M25.

The Bridge is a mixed use regeneration project that has delivered 1.8m sq ft of commercial accommodation for occupiers such as Amazon, Leathams, IKEA, Mercedes, Nissan, Sainsbury's and Skoda as well as a hotel, residential, educational and local retail facilities.

Directly connected to London and the South East, occupiers have immediate access to the national road network, as well as a skilled local workforce on tap.



WHERE BUSINESS FLOWS + WHERE BUSINESS FLOWS

WHERE GREENERY MEETS INDUSTRY

KEY FEATURES:



80 acres of open space and wildlife contributing to a high-quality working environment



High-specification, new-build units with self-contained yards



Unrestricted 24/7 use



Well-served by public transport



Direct access to Central London via the A2, A20, or A13 and to the South East via the M25 (J1A)



Well-connected to Central London from Dartford Station



Dedicated 'Fast Track Dartford' bus route to Dartford Town Centre, Bluewater and Ebbsfleet International



Excellent local amenities including restaurants, cafés and Bluewater Shopping Centre



1,500 new homes contributing to a 69,000+ local workforce*

*Source: Kent District Profiles (2020)

IN GOOD COMPANY:

Sainsbury's

DHL

IKEA

amazon

europa worldwide group

dpd



Leathams innovators in food

ASDA



M25, Junction 1A
4 mins, 1 mile*

BOB DUNN WAY**
2 mins, 0.5 miles*

 DARTFORD STATION 
7 mins, 3 miles*

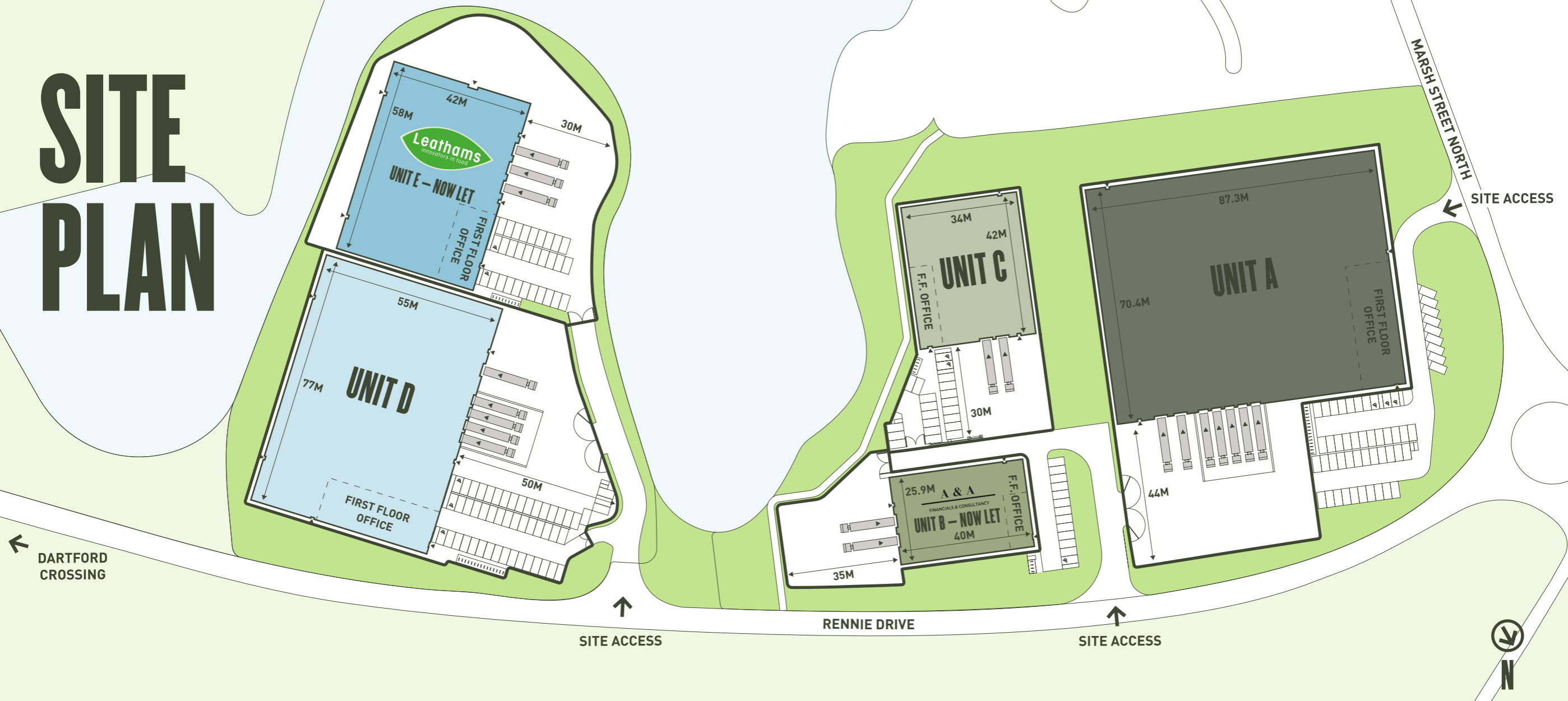
Dartford offers a strong base for business given its proximity to the M25 and ease of access to Central London and the South Coast Ports. The following key occupiers are represented locally:

→ Sainsbury's	→ DPD
→ DHL	→ Crosswater Bathrooms
→ SEM	→ ASDA
→ Amazon	→ Leathams
→ Europa Worldwide	

UNITS A, C & D
17,894 – 75,277 SQ FT AVAILABLE

*Journey times based on average drive times according to Google Maps
**Leading to Erith, Belvedere and Central London

SITE PLAN



ACCOMMODATION

Unit	Warehouse accommodation (sq ft)*	Office accommodation (sq ft) GEA*	Second floor plant (sq ft) GEA	Total size (sq ft) GEA	Ground level loading	Dock level loading	10m eaves height	12m eaves height	Fully fitted offices with comfort cooling	Passenger lift	Power supply (kVA)	Number of loading doors	Number of dock doors	Car parking spaces	Yard depth (m)
● A	66,402	6,677	2,198	75,277	●	●	●	●	●	●	500	2	5	53	44
● A & A <small>FINANCIALS & CONSULTANCY</small>	11,042	2,048	-	13,090	●		●		●		60	2	0	13	35
● C	15,191	2,703	-	17,894	●		●		●		80	2	0	21	30
● D	45,575	6,329	2,104	54,008	●	●	●	●	●	●	300	1	4	51	50
● Leathams <small>innovators in food</small>	25,918	4,156	-	30,074	●		●		●	●	150	3	0	29	30

*Floor areas are Gross External Area

DESIGNED WITH SUSTAINABILITY AND PRACTICALITY IN MIND

MODERN, NATURALLY WELL-LIT WAREHOUSE SPACE OFFERING A RANGE OF UNIT SIZES WITH LEADING SUSTAINABILITY CREDENTIALS, SET WITHIN A LAKESIDE BUSINESS PARK ENVIRONMENT.

MARKET-LEADING DESIGN

- High volume warehouse space with fully fitted first floor offices
- Ecologically sensitive landscaping, complementing the surrounding natural environment of woodland and lake
- Secure-by-design standards



Wrenbridge and Railpen have committed to achieve **The Planet Mark New Development Sustainability Certification** for Dartford X

SUSTAINABILITY HIGHLIGHTS



Highly insulated buildings with reduced air permeability



PV's to all buildings. Flexible roof structure allows for future expansion



Daylight saving control on all office lighting



High-efficiency heating and cooling systems to the offices



Rooflights based on 15% of the warehouse footprint



Water-saving fixtures & fittings and energy efficient lifts



Clear internal eaves heights ranging from 10-12m



EVCPs to external parking areas (20% active / 80% passive)



Convenient pedestrian and cycle access with cycle storage provision



Factory precision manufactured panels for minimal construction waste



BREEAM Excellent



EPC rating – A



Unit A

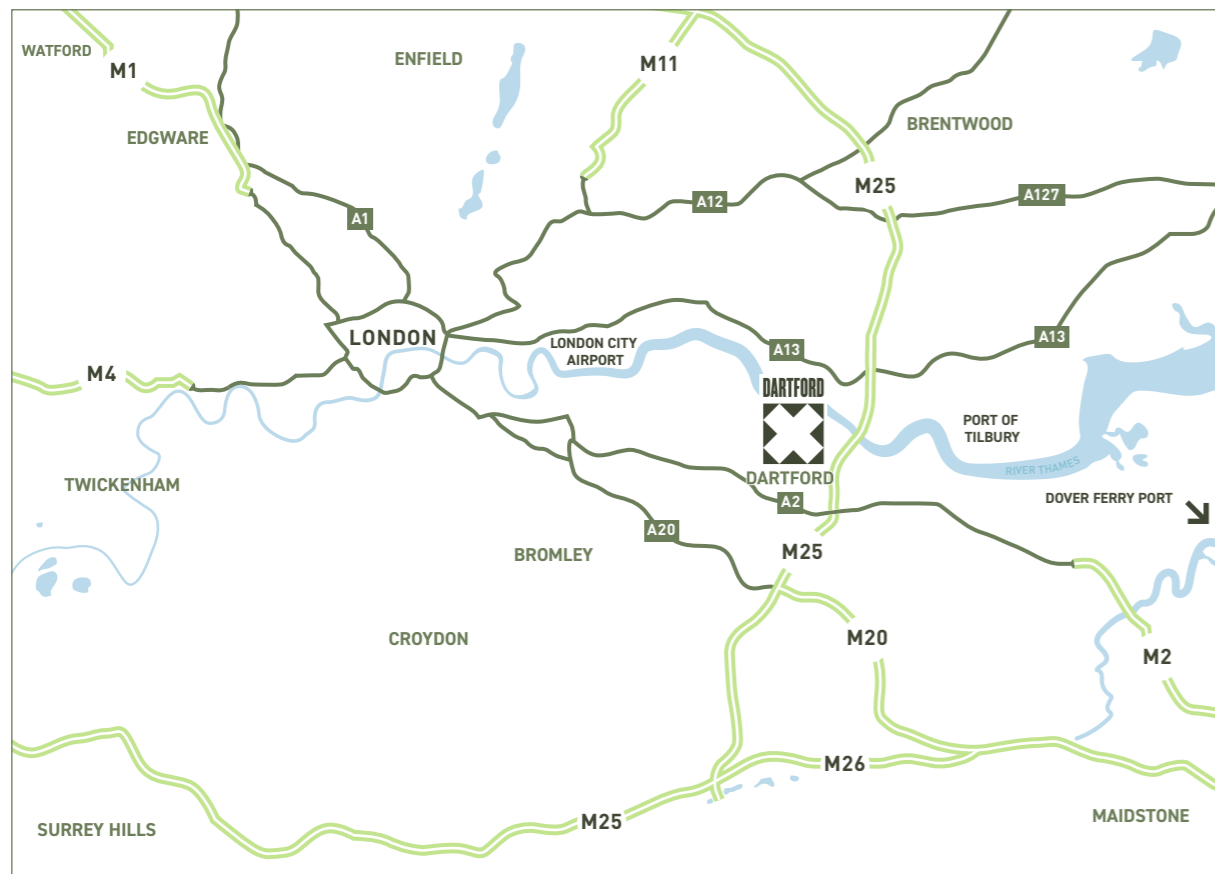


UNIT D
54,008 SQ FT AVAILABLE

UNIT E — LET TO LEATHAMS

WHERE YOU'RE WELL-CONNECTED

DARTFORD X PROVIDES EXCELLENT CONNECTIVITY TO LONDON, THE SOUTH EAST, THE UK AND BEYOND VIA ROAD, RAIL, AIR AND SEA LINKS. LOCATED TO ACCESS A SKILLED WORKFORCE AND A THRIVING CONSUMER BASE.



BY ROAD



Adjacent to the motorways below for convenient access to Central London

- Junction 1A of the M25
4 mins, 1 mile
- A2, A13, A20 and the M11
7 mins, 3.5 miles



'Fast Track Dartford' bus to

- Bluewater Shopping Centre
- Dartford Station
- Ebbsfleet International Station

BY RAIL

Dartford Station
3 miles

Ebbsfleet International Station
7.5 miles

BY SEA

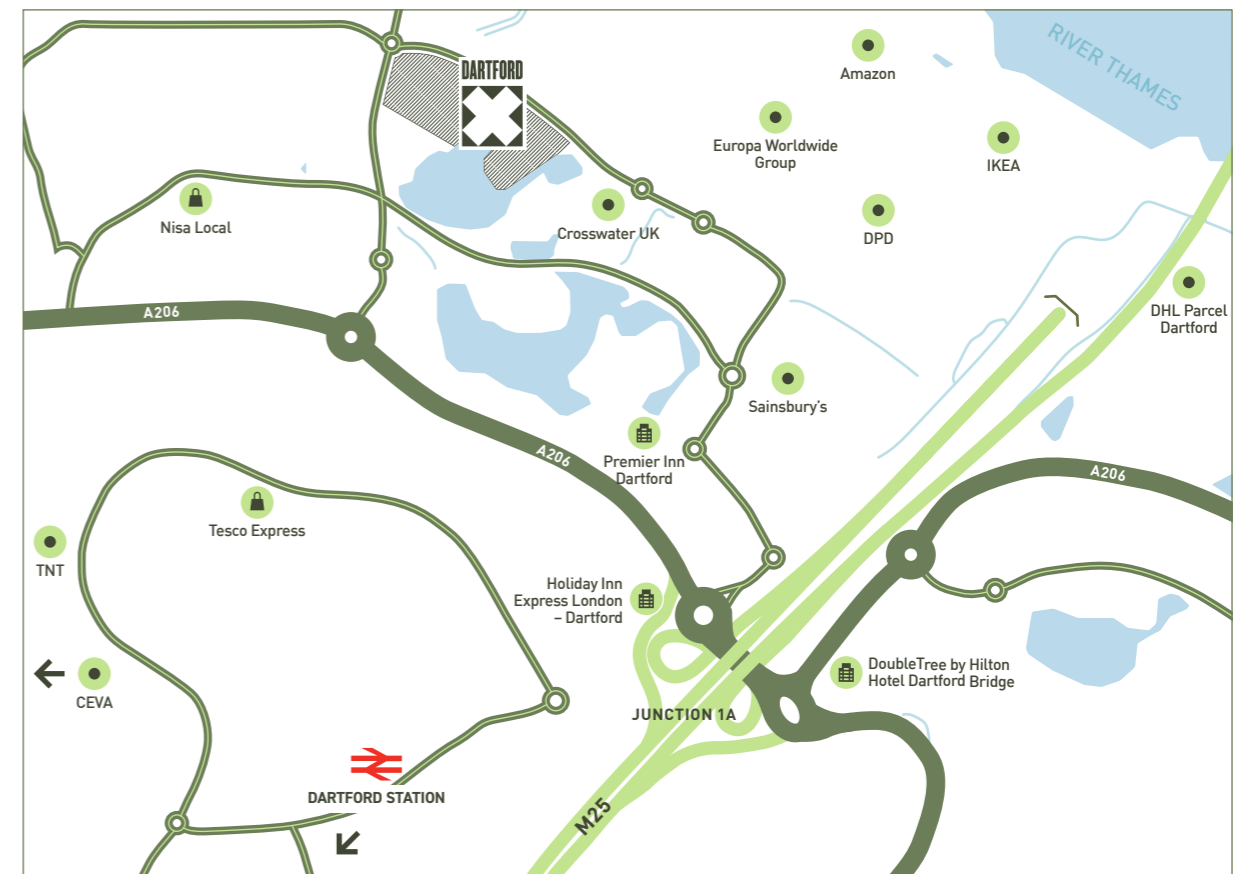
4 sea ports within 45 miles

- Dover
- London Gateway
- Felixstowe
- Tilbury

BY AIR

4 airports within 45 miles

- London City
- London Stansted
- Gatwick
- Heathrow



ENQUIRIES

AGENTS



Richard Seton-Clements
07710 319 574
richard.setonclements@cbre.com

Hannah Stainforth
07500 990 467
hannah.stainforth@cbre.com



Chris Knight
07872 822 528
chris.c.knight@cushwake.com

Patrick Mooney
07920 451 369
patrick.mooney@cushwake.com



Ivan Scott
07342 880 685
i.scott@glenny.co.uk

Andrew Hughes
07747 626 657
a.hughes@glenny.co.uk

TERMS

Available on new full repairing and insuring leases. Please contact the joint sole agents for further details.

A DEVELOPMENT BY



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. February 2022. Designed by Wordsearch.



