

panorama Dartford

- › 7 new industrial/distribution warehouse units
- › 4,650 - 29,072 sq ft
- › Under construction/Available Q2 2020
- › Over 65% under offer

For sale/
To let



Chancerygate 

www.panoramadartford.co.uk

panorama

Panorama is located on Bridge Close, within Crossways Business Park, overlooking the River Thames

Crossways Business Park is situated adjacent to the M25 which provides access to the M2, M20, A2, A20 and A13.

The business park is occupied by a number of national brands and with local amenities including supermarkets, coffee shops and the Bluewater shopping centre

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	Under offer		
2	11,485	2,949	14,434
3	3,681	1,313	4,994
4	3,434	1,216	4,650
5	3,681	1,313	4,994
6	Under offer		
7	Under offer		



Over
65% under
offer



Sainsbury's Distribution Centre

Sainsbury's RRU

Europa

M25 J1a

Furniture Village

DHL

Yodel

Bridge Close

Davis Turner

Clipper Blvd

1

2-6

7

Asda Distribution Centre

Units 1-7

4,650 up to 29,072 sq ft (units 2-5 combined)

General Specification

 Units 1 & 7 8.5m clear internal height	 Units 2-6 8m clear internal height	 First floor for storage or fitting out as office space
 37.5kN sq m floor loading	 Full height electric loading doors	 Private gated yards Unit 1, 2, 6 & 7
 Ability to combine units	 Landscaped environment	 Lift Unit 1 & 7

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a freehold and leasehold basis.



Computer generated image of units 1-7

panorama



Previous Chancerygate development

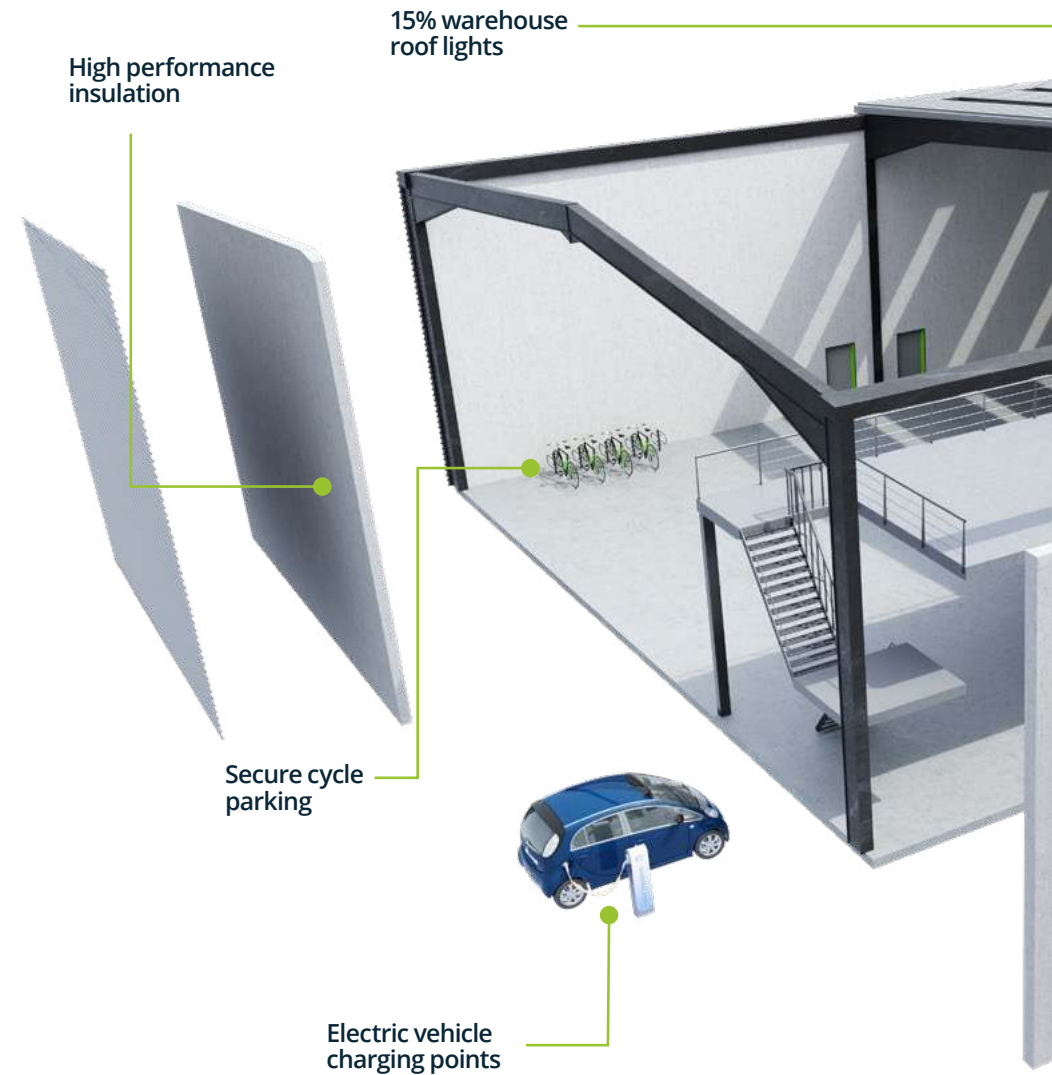


Green Credentials

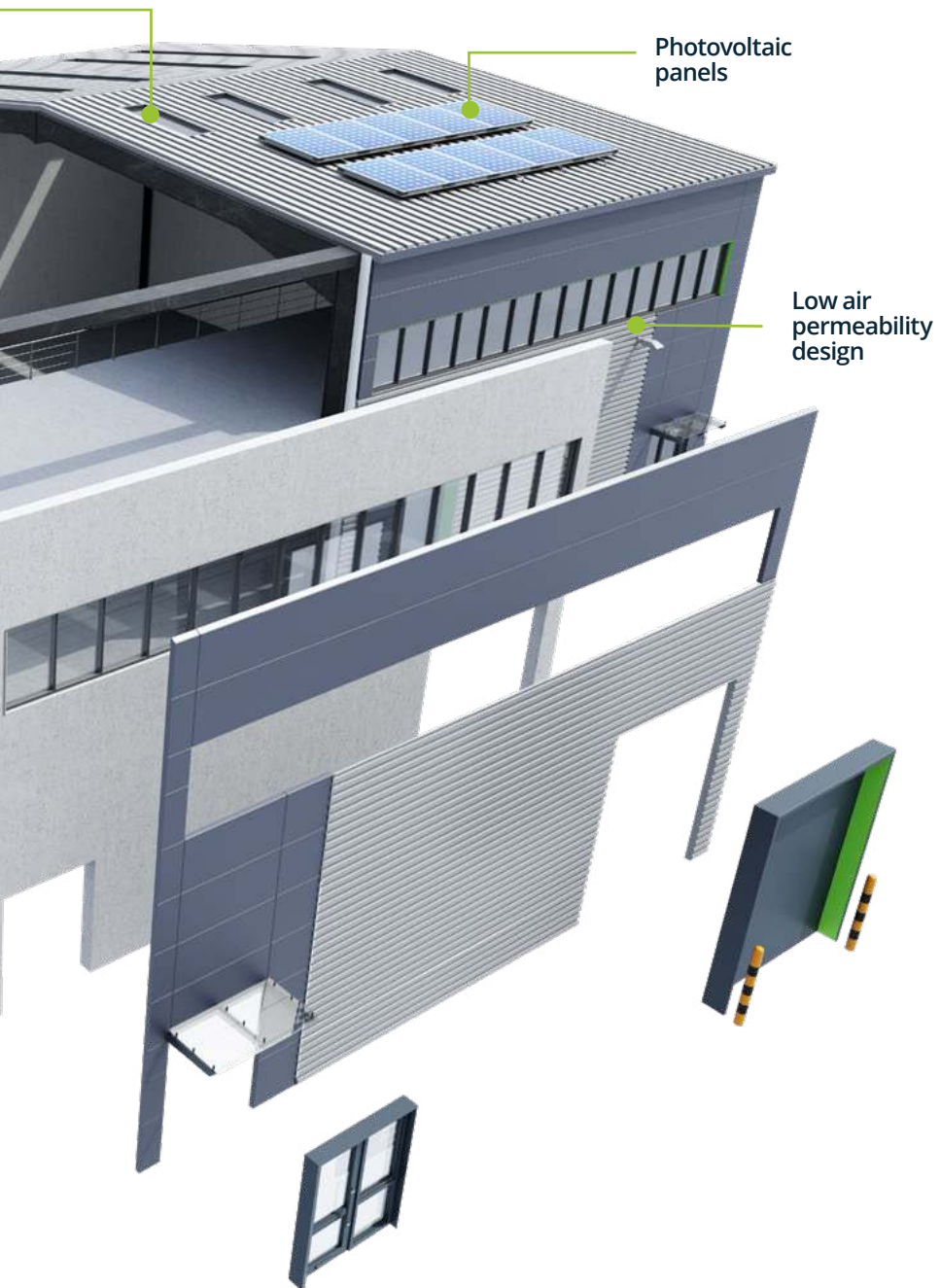
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

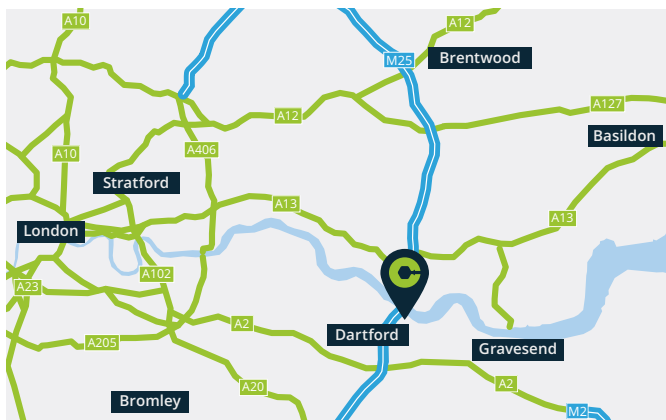
The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC certificate rating of B
- Secure cycle parking



panorama





Travel Distances

Road

M25	0.5 miles
A2	4 miles
A13	5 miles
M20	8 miles
M2	12 miles
Docklands, London	18 miles

Rail:

Stone Crossing Station	1 mile
Dartford Station	3 miles

Airport:

London City Airport	18 miles
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More information available
through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. May 2019.