

CP | 45

crossways point

J1A | M25

exceptional new office
accommodation at
crossways business park

a new direction for business



**crossways
point**

crossways business park

Points of excellence:

- An established and well-regarded business park situated on junction 1A of the M25.
- A highly specified Grade A office building totalling 47,211 sq ft (4,386 sq m).
- High quality working environment, to include air conditioning, raised floors and suspended ceilings with LG3 lighting.
- Outstanding high-speed train connections to London and mainland Europe (Paris, Brussels, Lille) from nearby Ebbsfleet station.
- Excellent car parking ratio of 1:211 sq ft.



A 47,211 sq ft (4,386 sq m) Grade A office building arranged over ground and 3 upper floors together with 224 parking spaces.





Pointing to the future

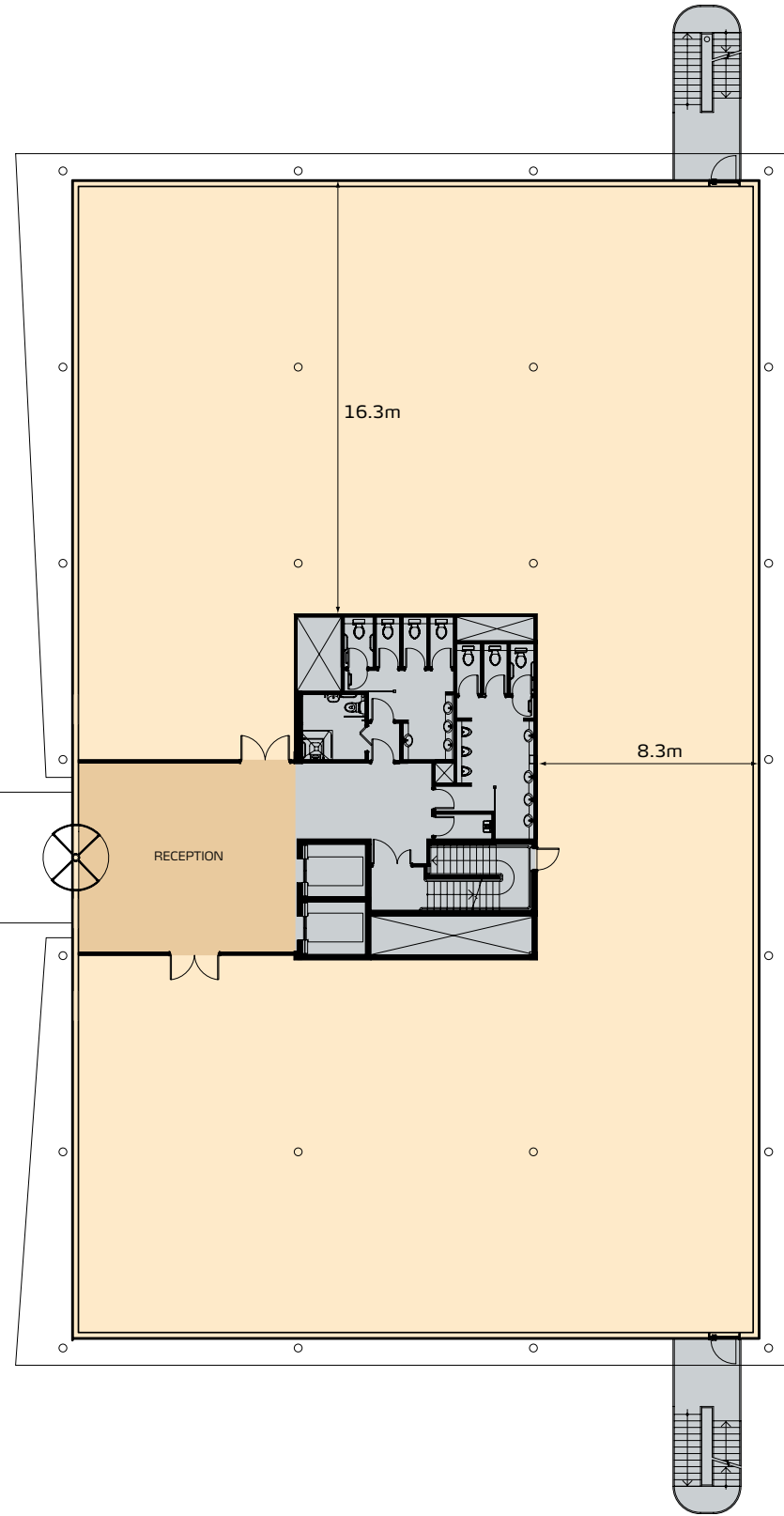
CP45 has been designed to a Grade A specification that will provide an exceptional working environment over four flexible floors ranging from 9,623 sq ft (894 sq m) to 12,540 sq ft (1,165 sq m).

- Four pipe fan coil air conditioning
- Full access raised floors
- Metal tile suspended ceilings with integrated LG3 lighting
- 9m x 7.5m structural grid
- 1.5m planning grid
- 2 passenger lifts
- Male and female WC's on each floor
- Double height reception
- 224 car parking spaces at an excellent parking ratio of 1:211 sq ft
- Fully DDA compliant





Ground floor



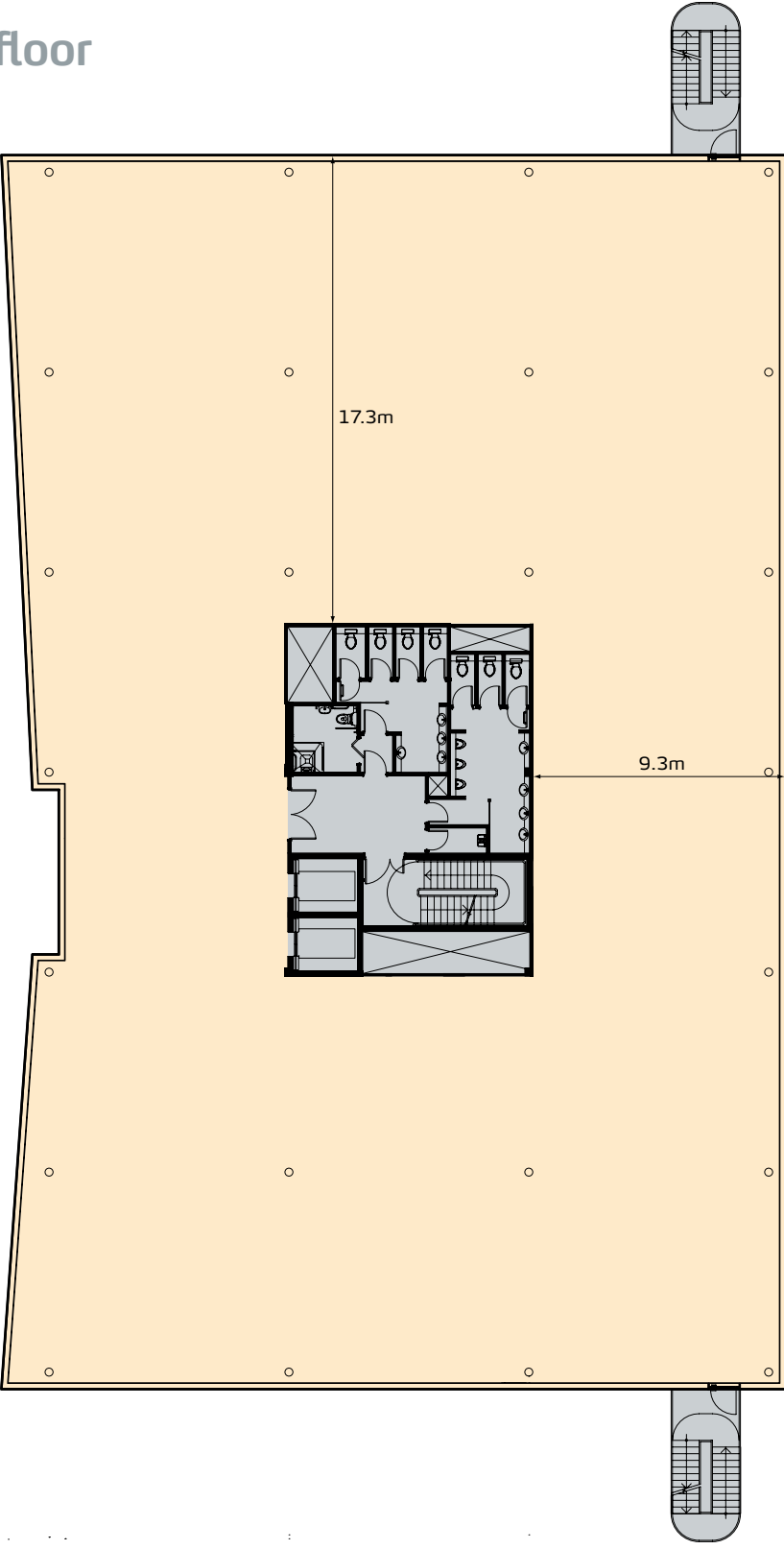
Schedule of areas

Level	sq ft	sq m
Reception	646	60
Ground	9,623	894
First	11,862	1,102
Second	12,540	1,165
Third	12,540	1,165
Total	47,211	4,386



Floorplan is indicative and is not to scale

Typical upper floor



Floorplan is indicative and is not to scale

Points of view

CP45 is set within extensive landscaping with lakeside pathways and a wide range of amenities on or close to the site.

All designed to ensure an attractive working environment providing a relaxed ambience and a welcome break from the continuing pressures of modern business. A place to refresh mind and body, to reflect awhile, to re-charge the batteries and consider how to help the career and the business grow.

Or simply plan the evening's entertainment.

Crossways Point also benefits from a wide range of facilities and amenities onsite or in the near vicinity:

- **The Hilton International Hotel**
- **Travelodge Hotel**
- **Campanile Hotel**
- **The Wharf Public House**
- **Asda Superstore**
- **The Living Well Fitness Club**
- **Bluewater Shopping Centre**

Pointing the way

On all dimensions Crossways Point could not be better located. Adjacent to Junction 1A of the M25 (London 1 hr.) immediately visible from the QEII Bridge and within 5 minutes drive of the 'iconic' 1.6 million sq.ft. Bluewater Shopping Centre. Fastrack, a new public transport initiative on Kent Thameside, will also provide frequent and flexible bus services in the area.

Gatwick, Heathrow and Stansted are all just under or over an hour's travel and London City Airport is reached via the Docklands Light Railway at Deptford and Lewisham.

Nearby Ebbsfleet Station provides high-speed train access to Central London and to Paris, Brussels and Lille, and Canary Wharf is accessible via the Jubilee line at Stratford.

£94 million is being dedicated to the regeneration of Dartford town centre and staff will also appreciate the value-for-money local housing and all of the nearby shopping and leisure facilities together with all the attractions of the Kent countryside ('The Garden of England') within easy reach.



- | | |
|----------------------------------|----------------------------|
| 1 The Hilton International Hotel | 8 Global Home Loans |
| 2 Campanile Hotel | Mazda |
| 3 The Wharf Public House | Yell |
| 4 Asda Superstore | The Royal Bank of Scotland |
| 5 Travelodge Hotel | Natuzzi |
| 6 Burger King | 9 Barclays |
| 7 Petrol Station | 10 Laing O'Rourke |
| | 11 Regus |
| | 12 Colorcon |
| | 13 Woolwich Plc |
| | 14 Honeywell |

Join leading companies at Crossways including:





Source: AA Route Planner.

Air

London City Airport	18 miles
Gatwick	38 miles
Stansted	48 miles
Heathrow	60 miles

Source: AA Route Planner.

Rail

Stone Crossing on Crossways

(5 minutes away) to

London Charing Cross	51 mins
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Source: British Rail

Eurostar/CTRL (Ebbsfleet)

Paris	125 mins
Brussels	101 mins
London St Pancras (from 2009)	17 mins

Source: Eurostar International

Fastrack

Ebbsfleet International Station	20 mins
Greenhithe Station	4 mins
Bluewater Shopping Centre	9 mins
Dartford Town Centre	14 mins

Source: Fastrack



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