

# LW

Lakeview West

Second Floor | Lakeview West | Crossways Dartford | Galleon Boulevard  
Crossways Business Park | Dartford | Kent DA2 6QE



Last remaining space

# TO LET

**A new, high quality,  
office suite.  
3,216 sq ft (299 sq m)**





## Location

Lakeview West is located in a prominent position on the Crossways Business Park in Dartford, Kent just off Junction 1A of the M25 and close to Bluewater Shopping Centre and Ebbsfleet International station.

Local amenities on Crossways include 3 hotels, The Wharf pub, ASDA superstore with pharmacy and petrol station, Burger King and Costa Coffee. Stone Crossing and Greenhithe rail stations are both located on Crossways Business Park with regular services to London Cannon Street, Charing Cross and London Bridge whilst the Fastrack bus service connects Crossways with Dartford town centre, Ebbsfleet and Bluewater.

Other office occupiers on Crossways include Wincor Nixdorf, Mazda, Regus, Laing O'Rourke, Sky and HSBC.

## Rateable Value

The current Rateable Value is £60,000 however you are advised to make your own enquiries with Dartford Borough Council.

## EPC

Rating B37.

## Terms

The office suite is available on a new lease on terms to be agreed.

## Service Charge

A service charge will be levied for the upkeep of the common parts and external areas. Further details available on request.

## Viewing

For all enquiries and viewing arrangements please contact:



**Altus Group**  
01322 285588  
www.altusgroup.com

**Stewart Smith**  
stewart.smith@altusgroup.com

**Stephen Richmond**  
stephen.richmond@altusgroup.com



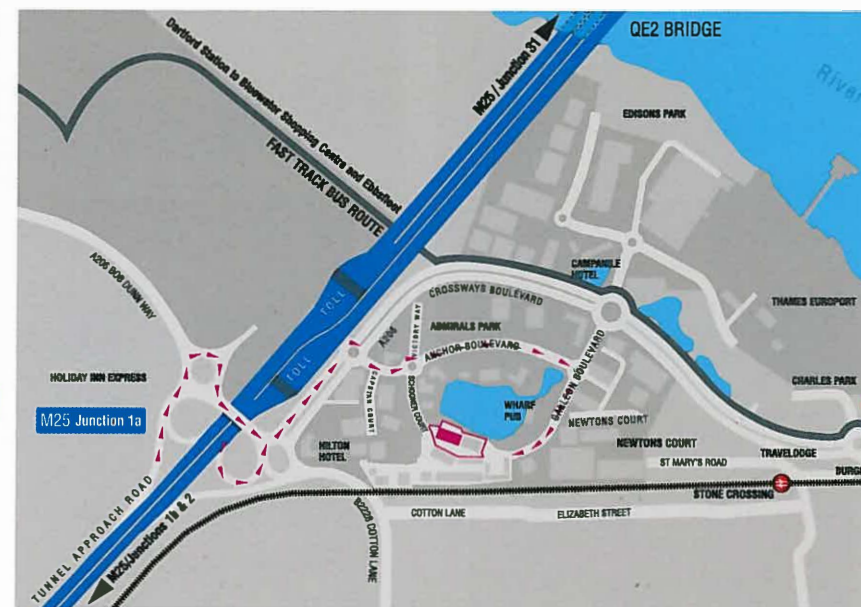
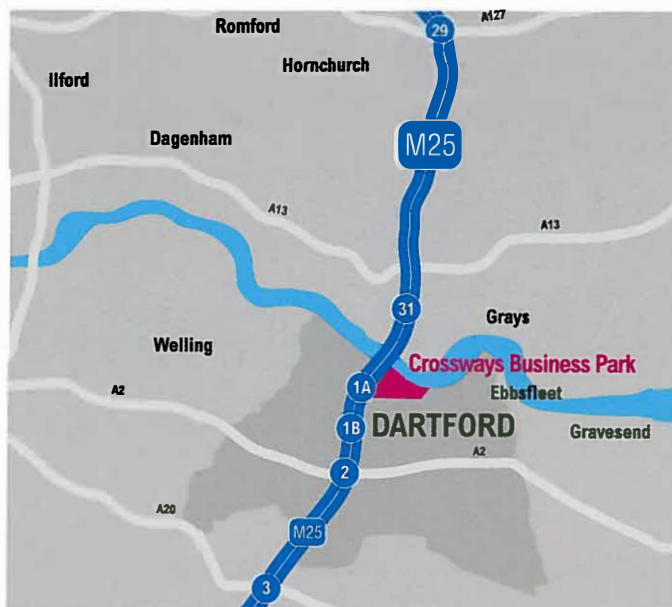
Other occupiers in the building include: **HSBC**  **True**  **swanstaff** 

## Description

Lakeview West is a prestigious office building with a lakeside setting amongst landscaped grounds. The last remaining space on this building is on the Second Floor.

## Specification

- VRV air conditioning
- 2,700mm clear internal floor to ceiling heights
- Full access raised floors to office areas providing a minimum 100mm void
- Suspended ceilings in office areas with integral lighting 1,800mm planning module
- Separate male, female and disabled WCs on each floor
- Double height reception areas with high quality finishes
- Two eight person lifts
- Lakeside setting with external landscaping and lighting
- Cycle shelters and racks
- Car parking ration of 1:225 sq ft
- Very good BREEAM rating



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