

ONE UNIT
REMAINING

Questor80

DARTFORD KENT DA1 1JG

A NEW SPECULATIVE
WAREHOUSE DEVELOPMENT

REMAINING UNIT: 18,728 SQ FT

READY
FOR
OCCUPATION



Questor Park



A new speculative development... within an attractive business environment

Questor80 is a new speculative warehouse development within Questor, offering three adaptable units to suit your business needs.

The scheme shall target a minimum 20% improvement in Carbon emissions over Building Regulation requirements through the use of on-site Low and Zero Carbon technologies.

Questor is a long established business estate located in Dartford within a mile of junction 1b of the M25.

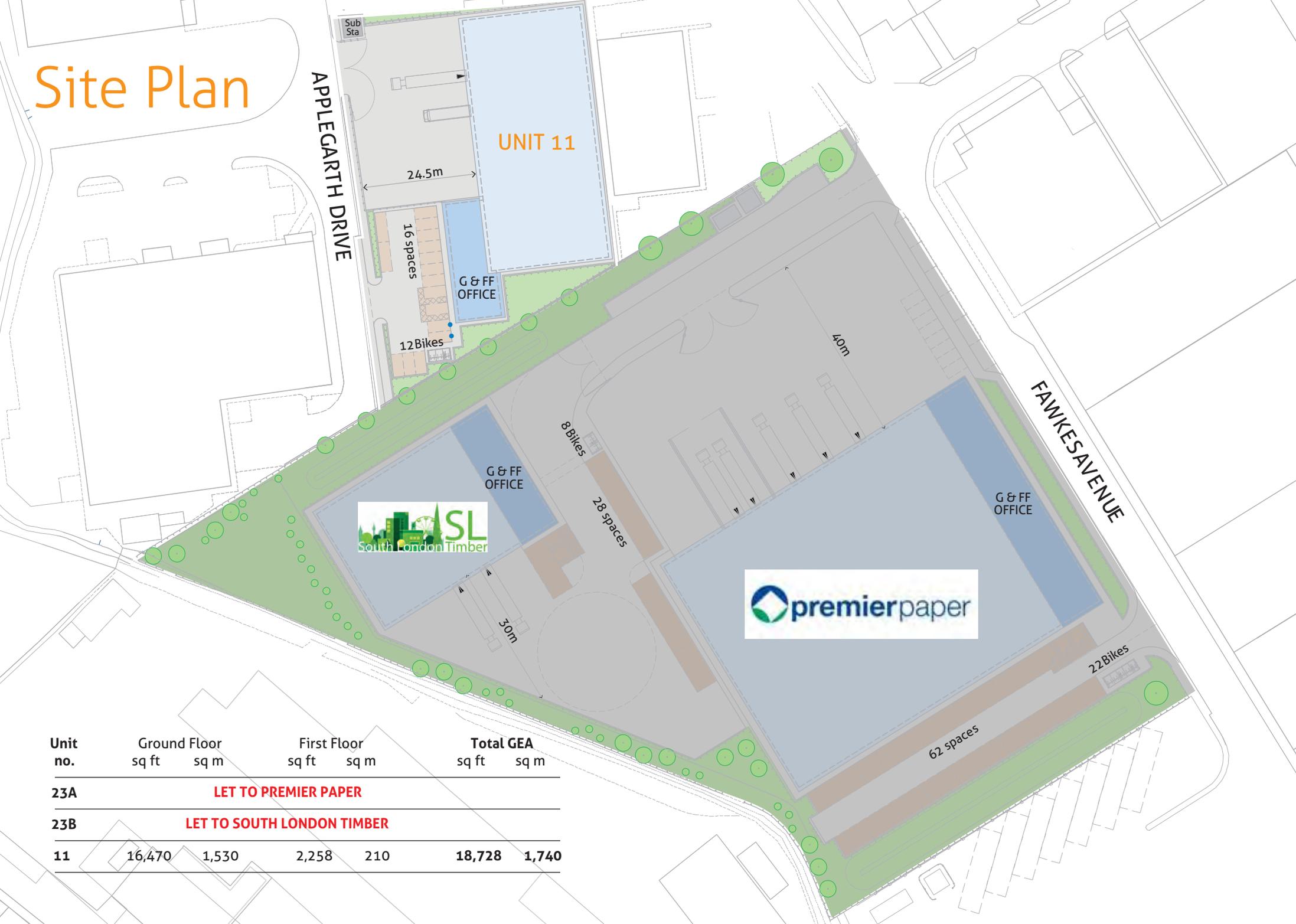
The estate covers 40 acres and provides 560,000 sq ft of industrial and warehouse units, office accommodation and open storage sites and is home to both local and national occupiers



Site Plan

APPLEGARTH DRIVE

FAWKES AVENUE



Unit no.	Ground Floor		First Floor		Total GEA	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
23A	LET TO PREMIER PAPER					
23B	LET TO SOUTH LONDON TIMBER					
11	16,470	1,530	2,258	210	18,728	1,740

Eco Initiatives



Aberdeen Standard Investments has formed a strategic partnership with Goya Developments to deliver high quality industrial, warehouse and trade centre accommodation at Questor Dartford. The partnership brings together Aberdeen Standard Investments' property expertise with Goya's market leading warehouse development technology.

Our strategy is to create environmentally and socially responsible developments which accelerate occupational savings for the occupier as energy costs increase.

The Development incorporates the latest green technologies to reduce the real cost of occupation, which include:

- The scheme shall target a minimum 20% improvement in Carbon emissions over Building Regulation requirements through the use of on-site Low and Zero Carbon technologies
- Air source heat pumps - heating and cooling to offices
- 13% rooflights to warehouse for natural daylighting along with occupancy sensing and daylight dimming within the offices
- Electric car charging points are provided



Specification



■ EPC Rating A

■ BREEAM Rating Very Good

■ 10.5m eaves height: unit 11

■ Maximum height to undercroft to maximise your working space

■ 50 kN/m² minimum warehouse floor loading

■ Electric roller shutter doors

■ Fully carpeted offices with heating, comfort cooling and heat recovery ventilation

■ Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators and walnut veneered doors

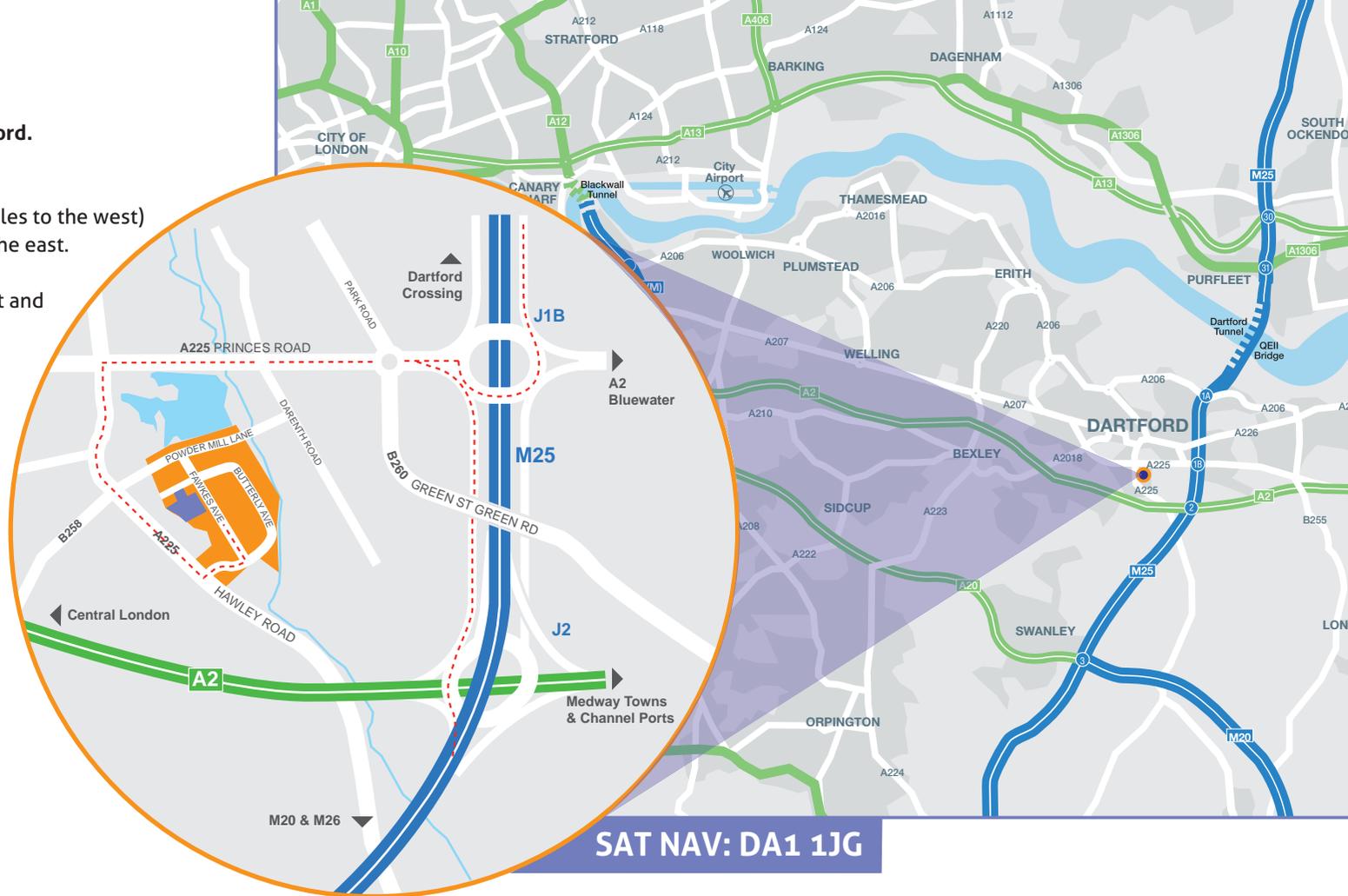
Location

Questor80 is located immediately to the south of Dartford.
Close to J1B of the M25.

The A2 and A20 provide access to Central London (18 miles to the west) and Cross Channel services at Folkestone and Dover to the east.

Ebbsfleet International train station is 6 miles to the east and provides high speed services to London Stratford and St Pancras. Dartford Station is 1 mile to the north and provides services to London Bridge, Charing Cross and Woolwich Arsenal.

M25 (junction 1b)	1 Mile
Ebbsfleet International	6 Miles
Central London	18 Miles
London City Airport	14 Miles
Gatwick Airport	34 Miles
Heathrow Airport	49 Miles
Felixstowe	60 Miles
Dover	82 Miles



To arrange a viewing please contact:

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www.questor80.co.uk

Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

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