



TO LET

FULLY REFURBISHED MODERN WAREHOUSE / INDUSTRIAL UNIT - 28,066 sq ft (2,607 sq m)

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Unit 11, Newtons Court
Crossways Business Park
Dartford DA2 6QL



11 Unit 11, Newtons Court, Crossways Business Park Dartford DA2 6QL

LOCATION

Newtons Court is prominently and strategically located off Crossways Boulevard on Crossways Business Park less than half a mile from Junction 1a of the M25. Crossways is the largest mixed use Business Park on the M25. Crossways benefits from good road and bus connectivity with Stone Crossing and Greenhithe rail stations both on the Park and the Fastracts bus services provide connections to Dartford, Ebbsfleet and the nearby Bluewater Shopping Centre.

DESCRIPTION

The property which has undergone a comprehensive refurbishment, comprises a modern detached warehouse / industrial unit of steel portal frame construction with profile metal clad elevations under a double pitched roof. The warehouse benefits from 4 level access shutter doors to the rear elevation accessed off a secure fenced yard area and a second yard to the front of the unit forms the car parking area. The offices are situated at first floor level and benefit from suspended ceilings with recessed LED lighting, air conditioning and double glazed windows.

ACCOMMODATION

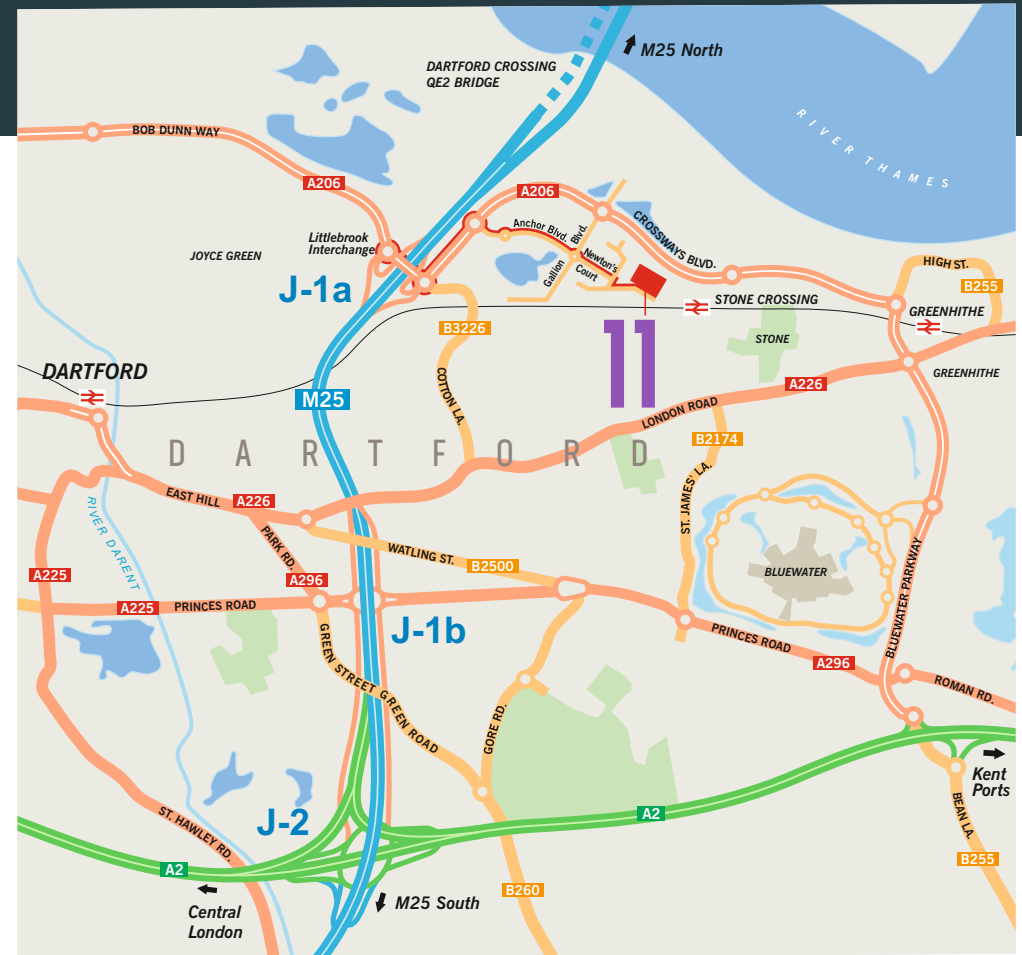
The approximate gross internal areas are as follows:-

Warehouse area	25,360 sq ft	2,355.99 sq m
1F Offices / Ancillary	2,706 sq ft	251.39 sq m
Total	28,066 sq ft	2,607.38 sq m



KEY BENEFITS

- 7.5m eaves height
- Low 41% site cover
- 4 level loading doors
- 77 car parking spaces
- Separate parking and loading yard



EPC

The EPC Rating is C/55.

TERMS

Available on a full repairing and insuring lease.

RENT

On application.

BUSINESS RATES

We understand the Rateable Value is £280,000. Interested parties are however advised to make their own enquiries with Dartford Borough Council.

VIEWING: Strictly by appointment through the joint sole agents:

Stephen Richmond: stephen.richmond@altusgroup.com

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