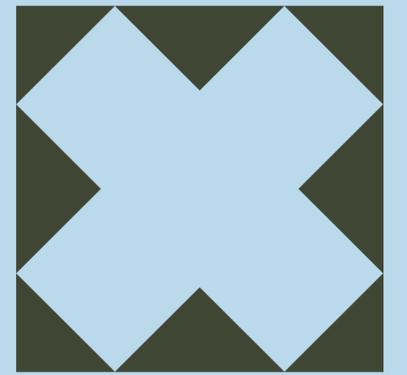


IMMEDIATELY AVAILABLE

GRADE A INDUSTRIAL WAREHOUSE IN DARTFORD, DA1 5FD
UNIT A - 75,277 SQ FT (6,993 SQ M)

DARTFORD



UNIT A
75,277 SQ FT

J1A M25
4 MINS
1 MILE

WHERE BUSINESS FLOWS +
WHERE BUSINESS FLOWS +
WHERE BUSINESS FLOWS +

WELCOME TO DARTFORD X

BE PART OF DARTFORD X A THRIVING BUSINESS COMMUNITY

Newly completed Unit A is located at The Bridge, an established business park in an attractive lakeside setting – just moments from the M25 and close to London.

The building offers excellent volume with a minimum clear height of 12m, fully fitted first floor offices, on site car parking and a fully self-contained, secure service yard. The specification is exceptional, with the latest sustainability credentials along with the opportunity to increase the power supply to 4MVA.



KEY FEATURES



Direct access to the South East via the M25 (J1A) and Central London via the A2, A20, or A13



Secure 75,277 sq ft accommodation with a 44m deep service yard and 53 parking spaces



Opportunity to increase the power supply to 4MVA



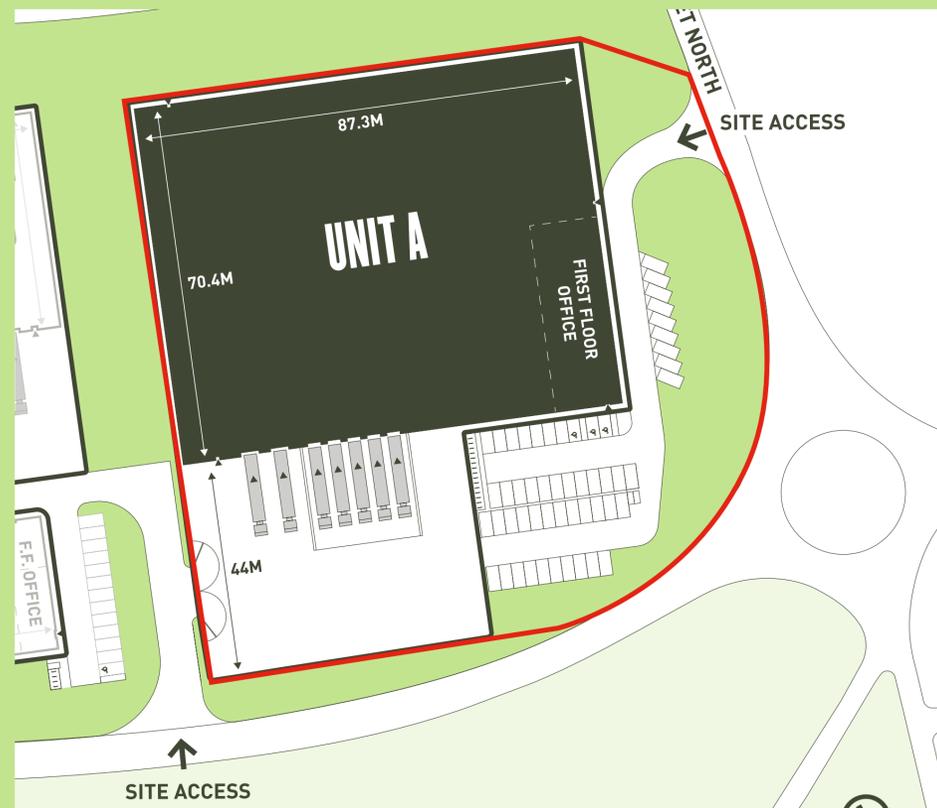
Clear internal eaves height of 12m

IN GOOD COMPANY:

Sainsbury's



LET YOUR BUSINESS FLOW



UNIT A: FLOOR AREAS

The approximate Gross External Area

GEA	sq ft	sq m
Ground Floor	66,402	6,169
First Floor Office	6,677	620
Second Floor Plant	2,198	204
Total	75,277	6,993

Unit Specification

Minimum clear height 12m

44m deep service yard

2 surface level and 5 dock level loading doors

53 car parking spaces

8-person lift to first floor level

Opportunity to increase the power supply to 4MVA

Sustainability Features

Highly insulated building with reduced air permeability

Flexible roof structure allows for future PV expansion

Water saving fixtures & fittings and energy efficient lifts

Convenient pedestrian and cycle access with cycle storage provision

BREEAM Excellent

EPC Rating A

10 EVCPs to external parking areas (20% active / 80% passive)

High-efficiency heating and cooling systems to the offices

Daylight saving control on all office lighting

Roof lights based on 15% of the warehouse footprint

Factory precision manufactured panels for minimal construction waste



75,277 SQ FT OF BRAND NEW SPACE WITH TWO INDEPENDENT ACCESS POINTS

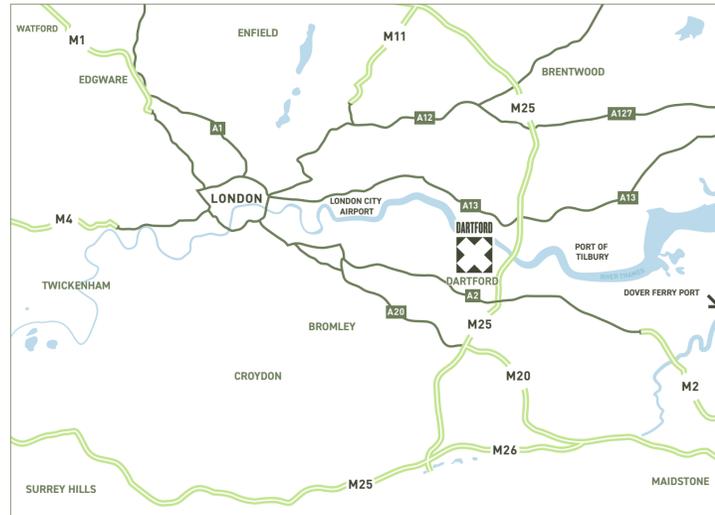


eden project

We have achieved
The Planet Mark New Development Sustainability Certification for Dartford X

EXCELLENT CONNECTIVITY

TO LONDON, THE SOUTH EAST, THE UK AND BEYOND
VIA ROAD, RAIL, AIR AND SEA LINKS



BY ROAD

Adjacent to the motorways
below for convenient access to
Central London

- Junction 1A of the M25
4 mins, 1 mile
- A2, A13, A20 and the M11
7 mins, 3.5 miles

'Fast Track Dartford' bus to

- Bluewater
Shopping Centre
- Dartford Station
- Ebbsfleet International Station

BY RAIL

Dartford Station
3 miles

**Ebbsfleet
International Station**
7.5 miles

BY SEA

**4 sea ports
within 45 miles**

- Dover
- London Gateway
- Felixstowe
- Tilbury

BY AIR

**4 airports
within 45 miles**

- London City
- London Stansted
- Gatwick
- Heathrow

READY FOR YOU TO OCCUPY

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TERMS

Available on new full repairing
and insuring lease. Please
contact the joint sole agents for
further details.

DEVELOPMENT BY



wrenbridge.co.uk



railpen.com

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