



# RADIUS

CROSSWAYS BUSINESS PARK DARTFORD DA2 6QH

A QUALITY OFFICE BUILDING WITH DIRECT ACCESS TO JUNCTION 1A / M25  
ENTIRE SECOND FLOOR - 12,812 SQ FT TO LET

# At the centre of every good business is a great building. Welcome to Radius at Crossways Business Park



## Description

Radius is an impressive three storey headquarters office building totalling 38,784 sq ft and occupies a prominent position on Crossways Business Park with excellent views across Cotton Lake.

The building affords excellent on-site car parking with 198 spaces available which is a ratio of 1:195 sq ft.

The building owners, CEG, have undertaken a comprehensive refurbishment to provide high quality office accommodation and common parts.

The Ground and first floors are let to Diebold Nixdorf. The second floor will be available to let from May 2020.



Radius is situated at the centre of an established business park with fantastic on-site amenities



Entire second floor available from May 2020  
comprising 12,812 sq ft



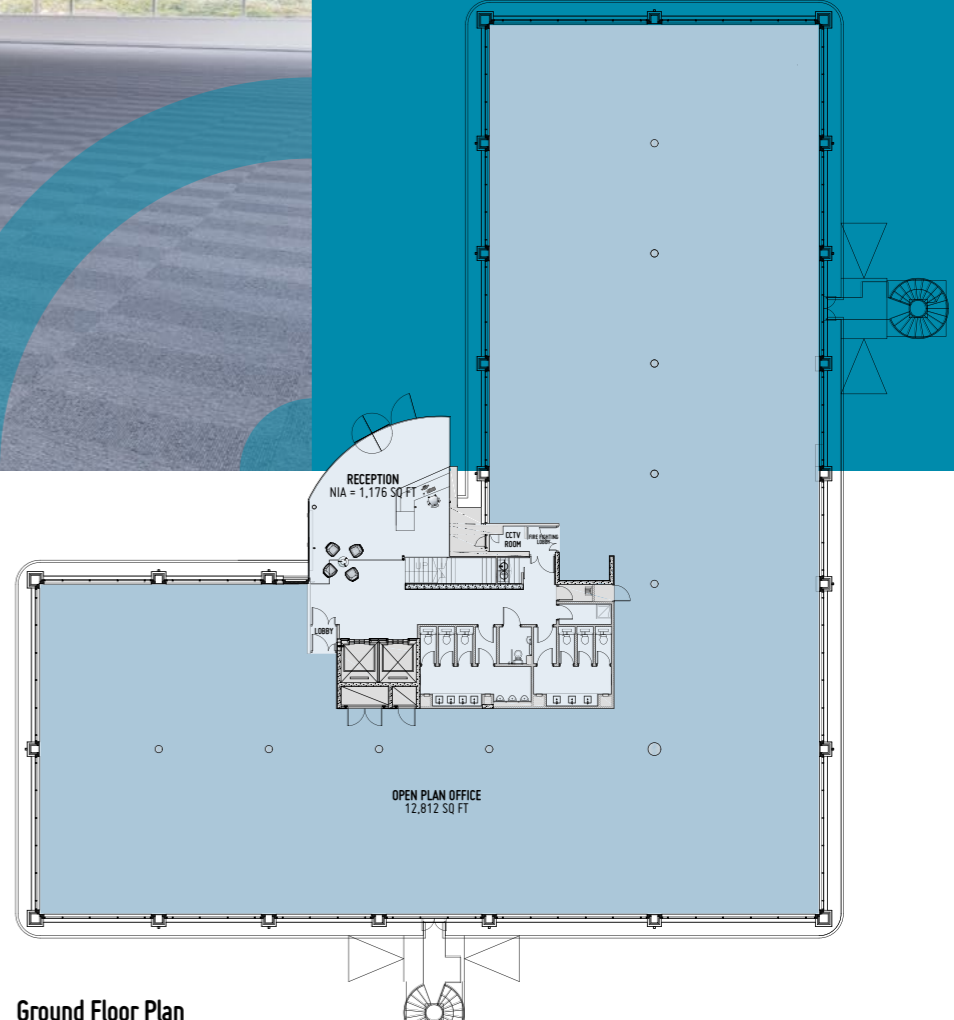
Refurbished ground floor

Accommodation		
Ground Floor	LET	LET
First Floor	LET	LET
Second Floor	12,812 sq ft	1,190.3 sq m
<b>Total</b>	<b>12,812 sq ft</b>	<b>1,190.3 sq m</b>

An impressive Grade A office building, arranged over ground and two upper floors offering unrivalled views across Cotton Lake at the heart of Crossways Business Park.

The specification includes the following:

- New VRF Air conditioning system (1:8 sq m occupational density)
- New full access raised floors
- New suspended ceilings with LED lighting on PIR motion sensors
- New fully glazed, double height feature reception
- 2 x 8 person (800kg) passenger lifts
- Refurbished male, female and disabled WCs on each floor
- Shower facilities
- EPC rating D

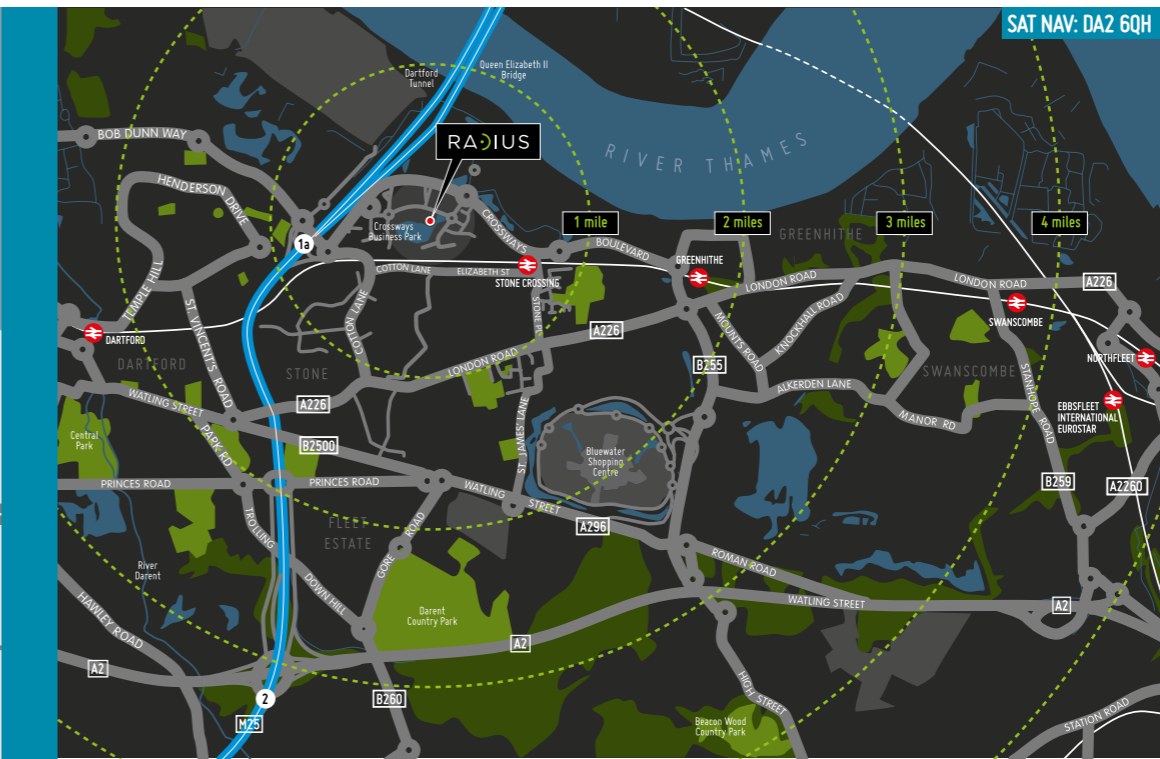
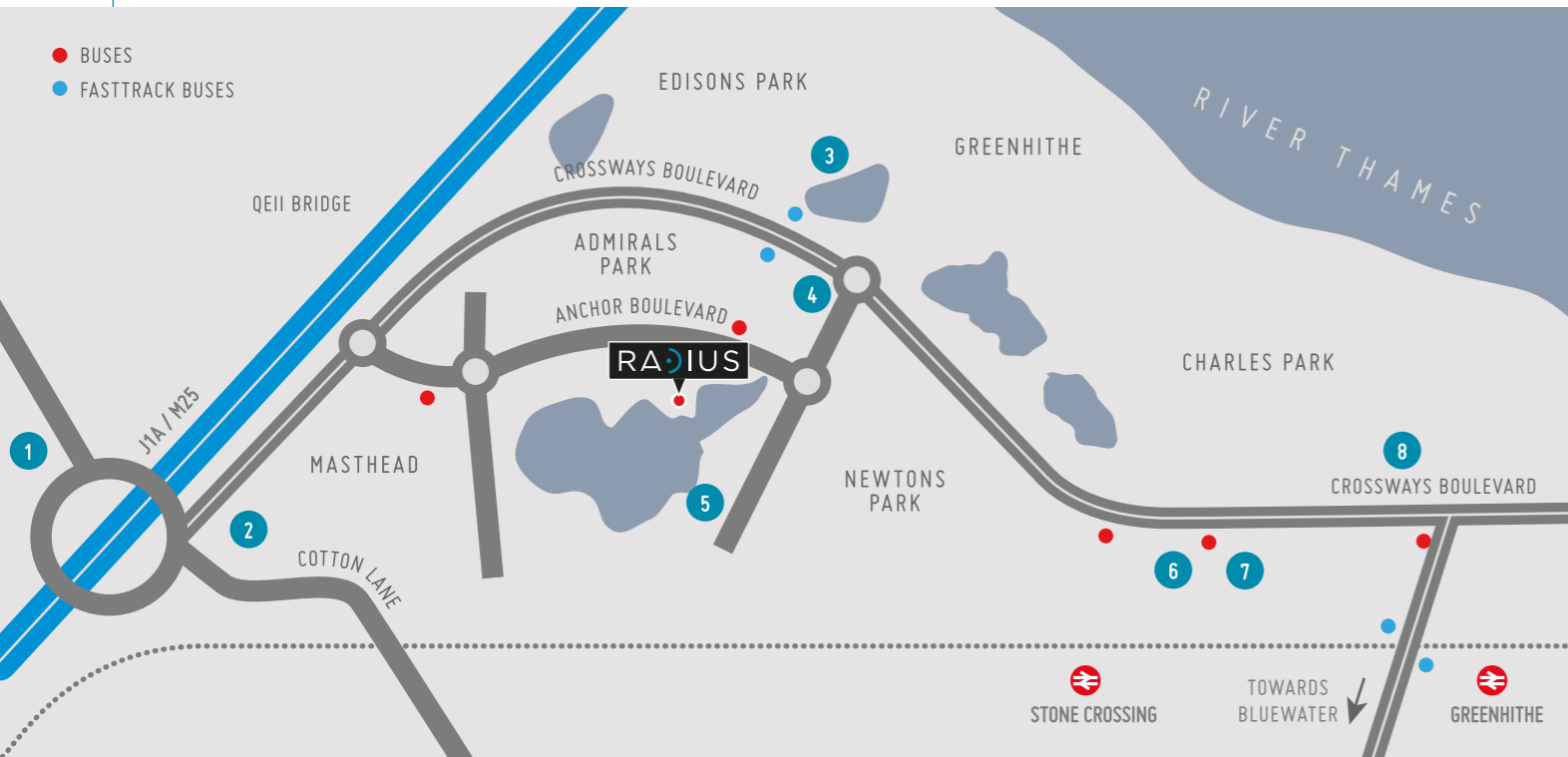


Ground Floor Plan

At the centre of a wide and varied range of local amenities.  
At Radius you're spoilt for choice

Crossways Business Park offers occupiers excellent on-site amenities including a Costa Coffee and The Wharf public house. There are various hotels within walking distance and Bluewater shopping centre is only 1.5 miles away.

20 miles from Central London  
with easy access to the M25



#### Amenities

- 1 Holiday Inn Express
- 2 Hilton International Hotel
- 3 Campanile Hotel
- 4 Costa Coffee
- 5 The Wharf Pub
- 6 Travelodge Hotel
- 7 Burger King
- 8 Asda Superstore & Petrol Station

#### Location

Crossways Business Park is located on the outskirts of Dartford next to junction 1A of the M25 motorway. The park's strategic location affords excellent access to the M25, A2 and the national motorway network. Stone Crossing and Greenhithe stations are both within walking distance and offer services to/from Central London and the Medway towns whilst Ebbfleet station which is an approximate seven minute drive, offers the High Speed One service to/from London St Pancras as well as the Eurostar service to the continent.



Just 1.5 miles from the ultimate shopping and leisure experience. **Bluewater Shopping Centre is on your doorstep**

Bluewater has over 300 stores, 60 bars, cafes and restaurants and a Showcase Cinema. In between flagships stores are three distinct malls boasting the most stylish, chic urban stores together with eateries to cater for every taste. There are over 13,000 free car parking spaces making Bluewater a perfect lunch time or afterwork destination.

#### Rail Connections

London Charing Cross (Southeastern)	42 mins
London St Pancras (Eurostar & HS1)	18 mins
Brussels (Eurostar)	101 mins
Paris (Eurostar)	125 mins

[www.radius-crossways.co.uk](http://www.radius-crossways.co.uk)



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