

# FOR SALE/TO LET

A new development of industrial/distribution warehouse units on Crossways Business Park



**M25  
LOCATION  
UNITS 4,650  
TO 23,842  
SQ FT**

BRIDGE CLOSE | DARTFORD | KENT | DA2 6QP

Chancerygate 



SAINSBURY'S

M25 J1a

BRITISH GAS

FURLONG CARPETS

DACHSER LTD

HOWARD HUNT DIRECT

PARCEL POINT

DAVIES TURNER

ASDA







### The opportunity

A new high quality industrial and distribution development on the last remaining plot at the well-renowned Crossways Business Park. The scheme will feature great views across the River Thames and is closely connected to many major transport links.

### Specification

- 8.5m clear internal height
- Full height loading doors
- 35 kN sq m minimum floor loading
- 15% warehouse roof lights
- First floor offices containing raised floors and suspended ceilings

### Planning use

The scheme is currently in for planning under Use Classes B1c, B2 and B8.

### Accommodation

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL SQ FT
UNIT 1	18,837	3,337	<b>22,174</b>
UNIT 2	11,485	2,949	<b>14,434</b>
UNIT 3	3,681	1,313	<b>4,994</b>
UNIT 4	3,434	1,216	<b>4,650</b>
UNIT 5	3,681	1,313	<b>4,994</b>
UNIT 6	10,764	2,949	<b>13,713</b>
UNIT 7	20,505	3,337	<b>23,842</b>

All areas are approximate on a GEA basis



Pictures of similar Chancerygate schemes



## Location

Panorama is located on Bridge Close, near to the entrance of Crossways Business Park, and overlooking the River Thames. Crossways Business Park provides access to the M25, A13, A2 and M20 major roads. The business park includes a number of national occupiers, and local amenities including supermarkets, coffee shops and the Bluewater shopping centre.

## Travel distances

M25	0.5 miles	A13	5 miles
Central London	25 miles	M20	8 miles
A2	4 miles		

## Terms

Leasehold and freehold opportunities available.



A development by:

**Chancerygate**

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