

UNIT 12 NEWTONS COURT

Crossways Business Park
Dartford DA2 6QL

67,344 SQ FT (6,256.46 SQ M)
AVAILABLE Q1 2022



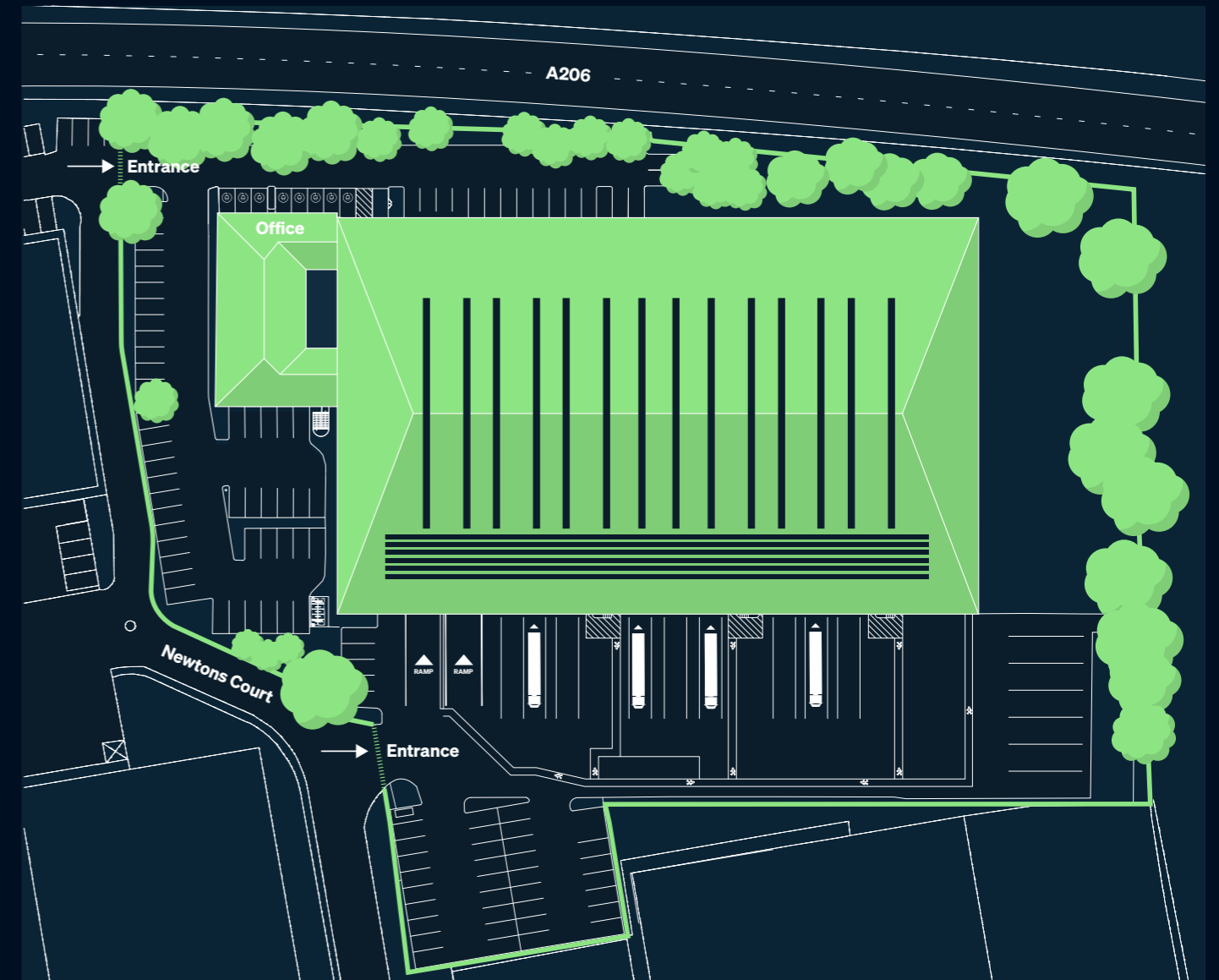
STRATEGICALLY LOCATED FOR LAST MILE URBAN LOGISTICS

UNIT 12 NEWTONS COURT

Comprises a modern detached warehouse industrial unit of steel portal frame construction with profile metal clad elevations under a pitched roof and is undergoing comprehensive refurbishment.

The warehouse will benefit from 6 loading doors (4 dock and 2 level access) to the side elevation accessed off a secure fenced yard approximately 27m deep. Separate car parking area are located to the front and side elevation fronting Crossways Boulevard.

The offices will benefit from suspended ceilings with recessed LED lighting, air conditioning and double glazed windows.



SPECIFICATION

- Infrastructure for EV charging points
- Power 600 kVA
- Secure yard
- 6 loading doors (4 dock + 2 level access)
- PV panels
- Clear internal height 8m

ACCOMMODATION

Area (GIA)	Sq Ft	Sq M
Warehouse	58,340	5,419.96
Ground Floor Office	4,251	394.93
First Floor Office	4,753	441.57
Total	67,344	6,256.46

- Private parking
- Target EPC B

PRIME POSITION

Newtons Court is located on the outskirts of Dartford next to junction 1A of the M25 motorway. It'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 Ebbsfleet 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.

CONNECTIONS



CAR

Dartford	3.7 miles	12 mins
Gravesend	6.3 miles	18 mins
London	22.6 miles	52 mins
Dover	59 miles	1 hr 4 mins

AIR

London City	17.4 miles	30 mins
Southend	26.8 miles	42 mins
Gatwick	34.1 miles	35 mins
Heathrow	55.4 miles	54 mins

TRAIN

Stone Crossing	0.9 miles	3 mins
Greenhithe	1.4 miles	4 mins
Dartford	2.8 miles	10 mins
Ebbsfleet Intr	4.6 miles	13 mins



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