



**NEW**  
**304,196 SQ FT**  
**LOGISTICS FACILITY**  
**INSIDE THE M25**  
**TO LET**

DA1 5XU



**300**

AT  
**THE POWER HOUSE.**  
LONDON





**304,196 SQ FT  
IN AN IDEAL  
LOGISTICS  
LOCATION**



**300**

**AT  
THE  
POWER  
HOUSE.  
LONDON**

DARTFORD CROSSING / QE2 BRIDGE

FASTRACK BUS

Sainsbury's

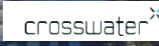
M25 · J1A

DARTFORD

A206



Sainsbury's



RENNIE DRIVE



POWERHOUSE DRIVE



**300**

**21M  
CLEAR  
INTERNAL  
HEIGHT**

**55M  
YARD DEPTH**

ADJACENT TO  
**J1 M25**

OFFICES WITH  
RIVERSIDE  
VIEWS

READY FOR  
IMMEDIATE  
OCCUPATION

BREEAM  
EXCELLENT

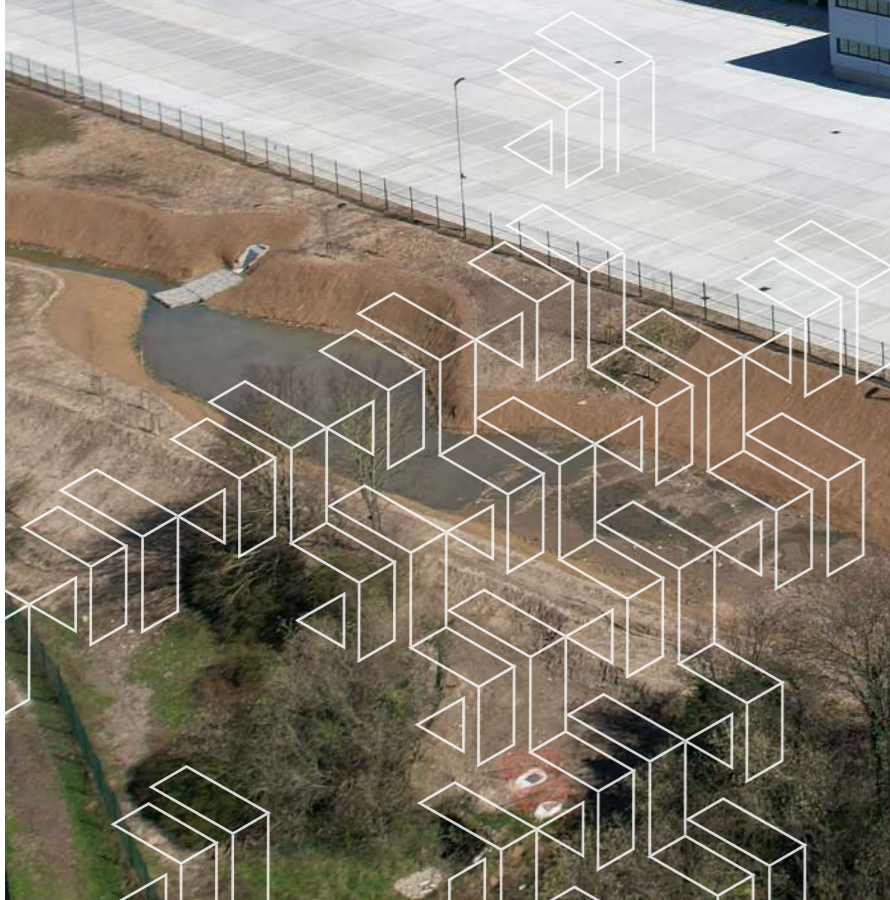


# AN OUTSTANDING LOGISTICS UNIT AT A LANDMARK DEVELOPMENT



**300**

AT  
**THE  
POWER  
HOUSE.**  
LONDON





# AN INDUSTRY LEADING SPECIFICATION

**300**  
AT  
**THE POWER HOUSE.**  
LONDON



**3 STOREY**  
**HQ STYLE**  
OFFICES

**4 LEVEL**  
**ACCESS**  
DOORS

**24** DOCK  
LEVEL DOORS  
**4** EURO  
DOCK LEVEL  
DOORS

**20%**  
**EV** PARKING  
SPACES

**55M**  
YARD DEPTH

**ROOF**  
**READY**  
FOR PV  
INSTALLATION

**1MVA**  
POWER SUPPLY  
WITH CAPACITY  
TO INCREASE

**BREEAM**  
EXCELLENT

**EMPLOYEE**  
**AMENITY**  
**SPACE**

**55**  
TRAILER  
PARKING SPACES

**21M**  
CLEAR INTERNAL  
HEIGHT

**227**  
CAR PARKING  
SPACES





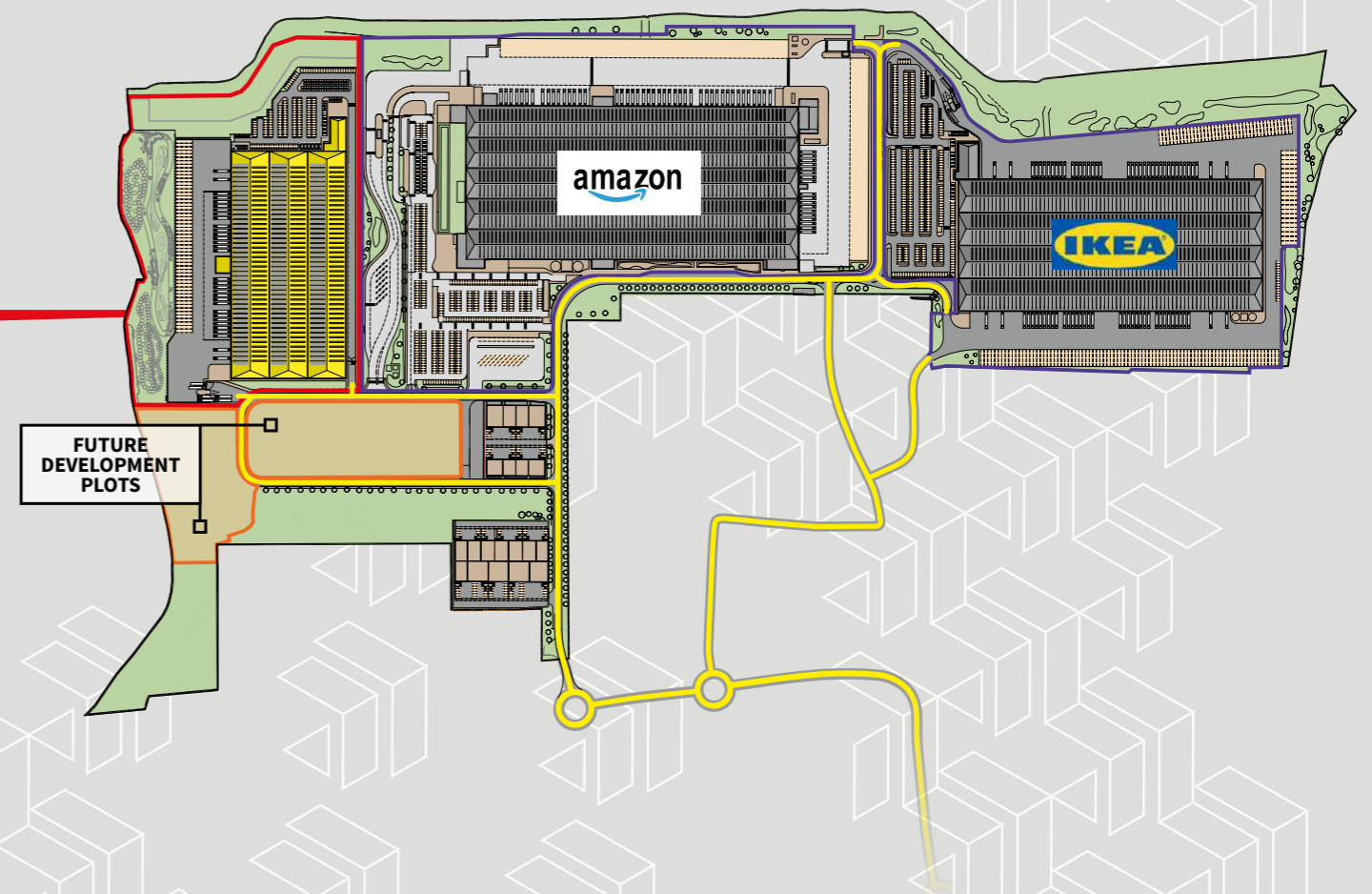
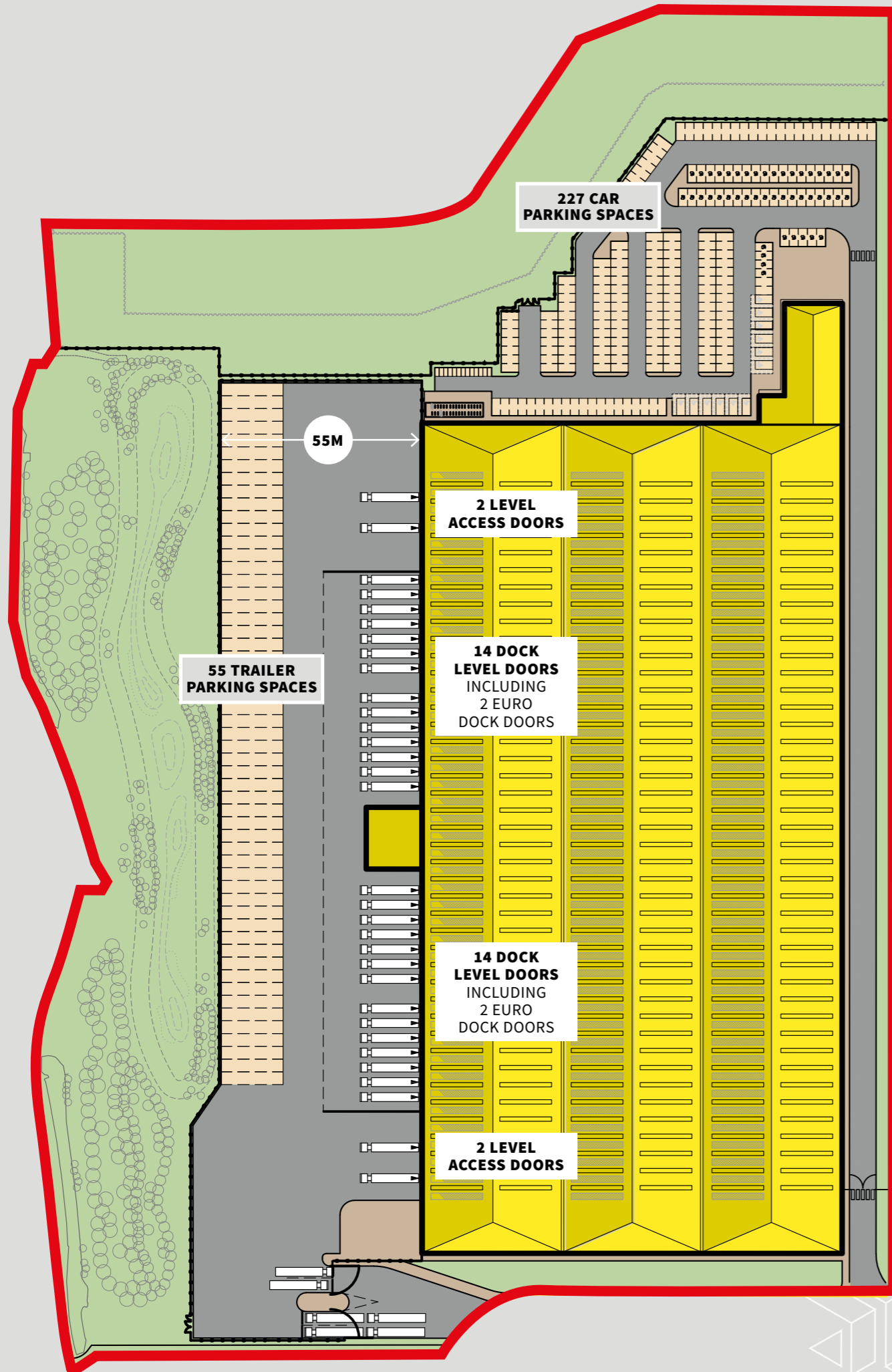


**300**

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LONDON

### AVAILABLE FOR IMMEDIATE OCCUPATION

Warehouse	281,111 sq ft
3 Storey Offices	17,814 sq ft
2 Storey Hub Offices	5,271 sq ft
<b>Total Area (GIA)</b>	<b>304,196 sq ft</b>





# POWERING ESG

  
**300**  
AT  
THE  
POWER  
HOUSE.  
LONDON



**356K**

HOUSEHOLDS  
WITHIN A 30 MINUTE  
DRIVETIME

**580K**

PEOPLE ACTIVE  
IN THE LOCAL  
LABOUR MARKET

**9,200**

RESIDENTS  
LOOKING FOR  
EMPLOYMENT

UP TO  
**20,500**

NEW DWELLINGS  
COULD BE DELIVERED  
WITHIN CATCHMENT IN  
THE NEXT 5 YEARS

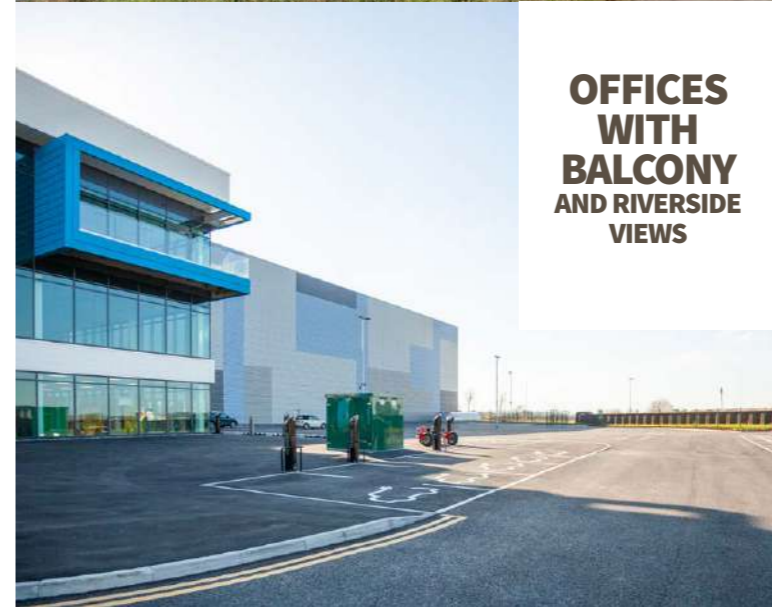
**222,900**

PEOPLE HAVE  
QUALIFICATIONS  
RELEVANT TO LOGISTICS  
AND DISTRIBUTION<sup>†</sup>

<sup>†</sup> NVQ LEVELS 1 AND 2 + OTHER QUALIFICATIONS  
(INCL. APPRENTICESHIPS)



**RIVERSIDE  
PATH**  
OPENED UP TO  
PEDESTRIANS,  
CYCLISTS  
AND EMPLOYEES



**OFFICES WITH  
BALCONY  
AND RIVERSIDE  
VIEWS**



**EMPLOYEE  
ON-SITE  
CYCLE  
SCHEME**



**ON-SITE  
POCKET  
PARK  
BREAKOUT  
SPACE**



# POWERING SUSTAINABILITY

**99%**  
OF MATERIAL FROM THE  
FORMER POWER STATION  
HAS BEEN RECYCLED

**54,000**  
TONNES OF  
DEMOLITION WASTE  
HAS BEEN RECYCLED/  
REUSED ON SITE

THE EQUIVALENT OF  
**2M TONNES**  
OF CO<sub>2</sub> SAVED FROM  
RECYCLED MATERIAL

HABITAT PROVIDED  
FOR UP TO  
**1M BEES**

CREATION OF  
**GREEN  
WALL**  
ALONG THE RIVERSIDE WALK

**6 ACRES**  
OF OPEN SPACE  
FOR BIODIVERSITY  
IMPROVEMENTS

**ROOF  
READY**  
FOR PV  
INSTALLATION

**BREEAM  
EXCELLENT**

**20%**  
EV PARKING  
SPACES



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**PERFECTLY  
PLACED FOR  
LOGISTICS**

**300** POWERHOUSE DRIVE  
DA1 5XU  
//what3words: most.port.films

Strategically located on the M25 close to the Dartford Crossing, The Powerhouse.London has direct access to Central London and the South East.

**DRIVE DISTANCES**

Ebbsfleet International Station	7 miles
Port of Tilbury	12 miles
London Gateway	14 miles
London City Airport	16 miles
Central London	20 miles
London Stansted Airport	38 miles
London Gatwick Airport	39 miles
Ashford International Station	44 miles
Channel Tunnel	56 miles
London Luton Airport	57 miles
Port of Dover	61 miles
Port of Felixstowe	79 miles
Portsmouth International Port	93 miles
Port of Southampton	98 miles



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**Colliers**  
020 7935 4499  
colliers.com/uk/industrial

Len Rosso  
Len.Rosso@colliers.com  
Akhtar Alibhai  
Akhtar.Alibhai@colliers.com  
Tim Harding  
Tim.Harding@colliers.com

**DTRE**  
020 3328 9080  
www.dtre.com

Mark Webster  
Mark.Webster@dtre.com  
Jake Huntley  
Jake.Huntley@dtre.com  
Alice Hampden-Smith  
Alice.Hampden-Smith@dtre.com

**JLL**  
020 7493 4933  
jll.com

Ed Cole  
Ed.Cole@eu.jll.com  
Sophie Kettlewell  
Sophie.Kettlewell@eu.jll.com



**WWW.THEPOWERHOUSE.LONDON**

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