

UNIT A - DARTFORD

75,277 SQ FT (6,993 SQ M)

Brand New Grade A Industrial/
Logistics Warehouse Unit

DARTFORD DA1 5FD

READY FOR OCCUPATION





UNIT A
75,277 SQ FT

44M
YARD DEPTH

2
SURFACE LEVEL
LOADING DOORS

5
DOCK LEVEL
LOADING DOORS

J1A M25 - 4 MINS

LOCAL OCCUPIERS:




75,277 SQ FT
SECURE
ACCOMMODATION


500 KVA
POWER SUPPLY


UP TO 4 MVA
POWER SUPPLY


M25 (J1A)
DIRECT ACCESS TO
THE SOUTH EAST


12M
CLEAR INTERNAL
EAVES HEIGHT

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.

A cost saving of circa £44.8k per annum has been calculated due to more efficient equipment and building fabrics.*

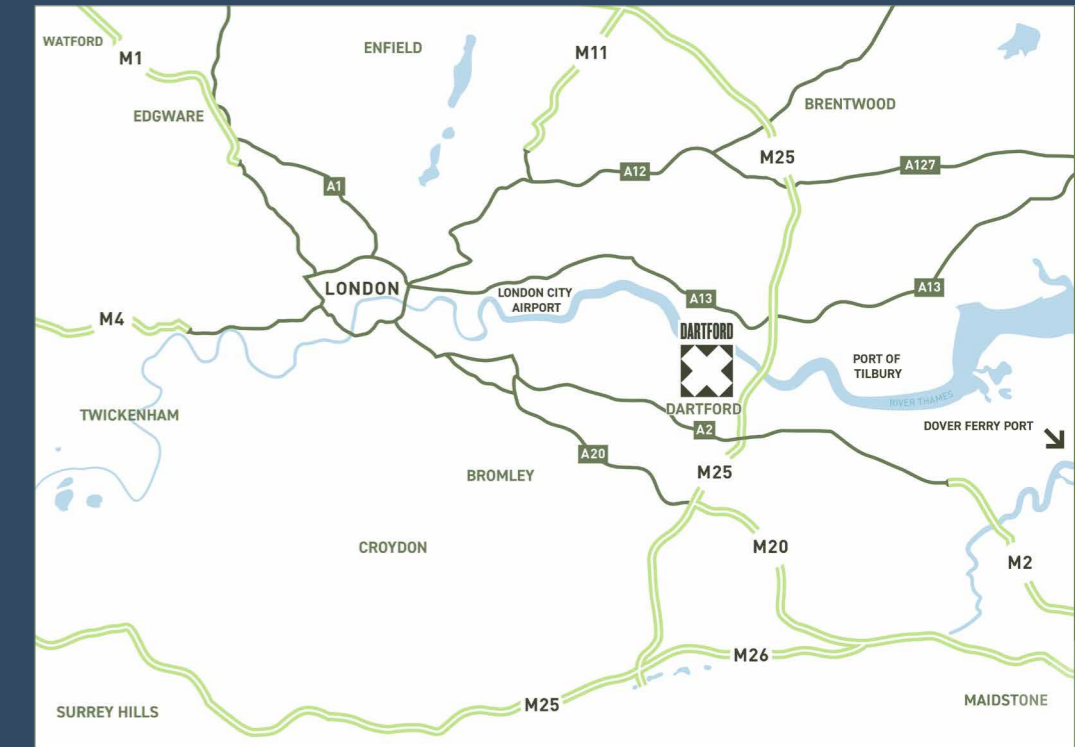
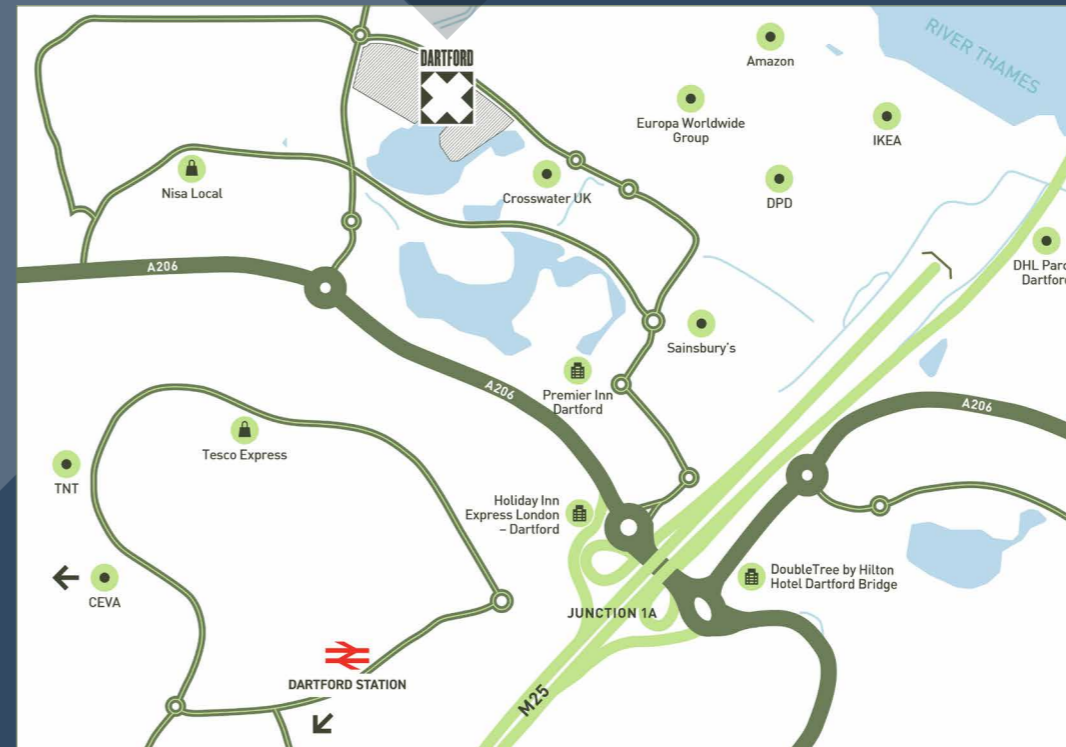
**BE PART OF A
THRIVING BUSINESS
COMMUNITY**

* Estimated cost saving of occupying Unit A, compared to a typical unit of circa 2000-2005.

WELCOME TO DARTFORD 



LET YOUR BUSINESS FLOW AT DARTFORD 



EXCELLENT CONNECTIVITY



ROAD

- ▶ Junction 1A M25, 4 mins, 1 mile
- ▶ A2, A13 and A20, 7 mins, 3.5 miles
- ▶ M11, 27 mins, 20 miles

'Fast Track Dartford' bus to

- ▶ Bluewater Shopping Centre
21 mins
- ▶ Dartford Station, 17 mins
- ▶ Ebbsfleet International Station
34 mins



RAIL

- ▶ **Dartford Station**
9 mins, 3 miles
- ▶ **Ebbsfleet International Station**
14 mins, 7.5 miles



SEA

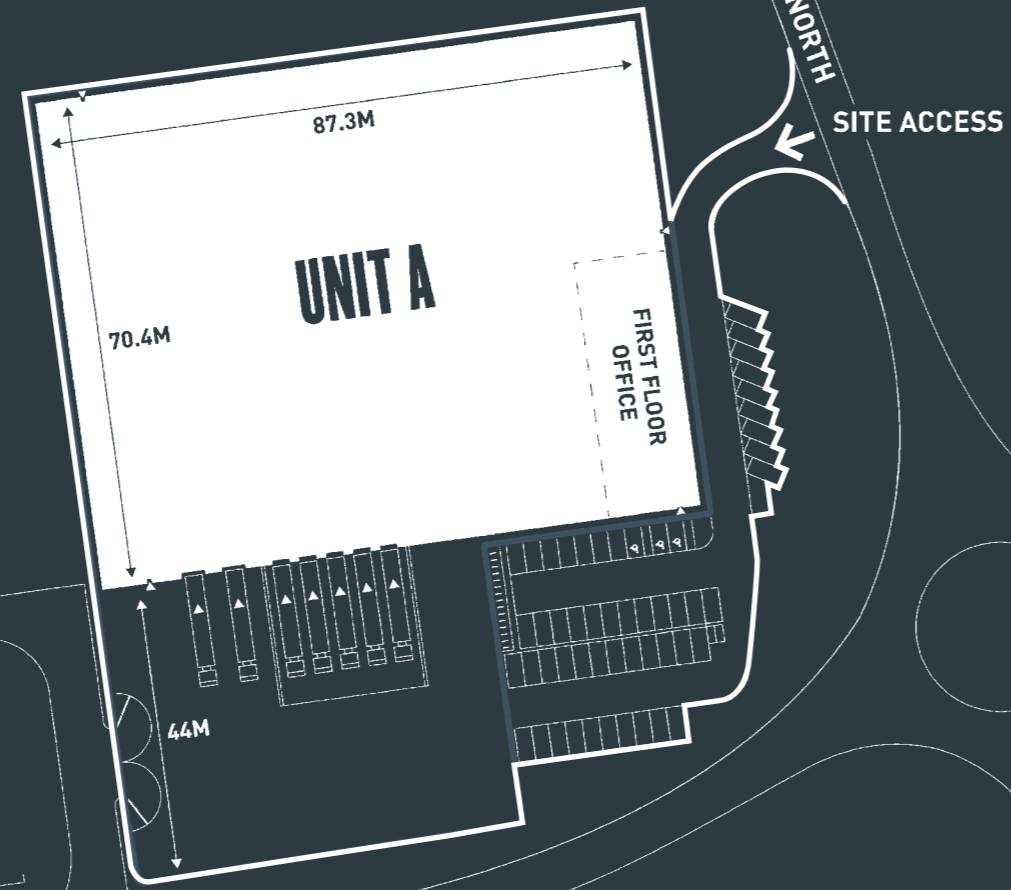
- ▶ **4 sea ports within 45 miles**
- ▶ Dover
- ▶ London Gateway
- ▶ Felixstowe
- ▶ Tilbury



AIR

- ▶ **4 airports within 45 miles**
- ▶ London City
- ▶ London Stansted
- ▶ Gatwick
- ▶ Heathrow

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



FLOOR AREAS (GEA):

| UNIT A | 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 | 53 car parking spaces |
| 44m deep service yard | 8-person lift to first floor level |
| 2 surface level and 5 dock level loading doors | 500KVA power supply, with opportunity to increase to 4MVA |

SUSTAINABILITY FEATURES

-  HIGHLY INSULATED BUILDING WITH REDUCED AIR PERMEABILITY
-  EPC A RATING
-  WATER SAVING FIXTURES & FITTINGS AND ENERGY EFFICIENT LIFTS
-  CONVENIENT PEDESTRIAN AND CYCLE ACCESS WITH CYCLE STORAGE PROVISION
-  BREEAM EXCELLENT
-  FLEXIBLE ROOF STRUCTURE ALLOWS FOR FUTURE PV EXPANSION
-  10 EVCPS (20% ACTIVE / 80% PASSIVE)
-  HIGH-EFFICIENCY HEATING AND COOLING SYSTEMS TO THE OFFICES
-  DAYLIGHT SAVING CONTROL ON ALL OFFICE LIGHTING
-  15% ROOF LIGHTS TO WAREHOUSE
-  FACTORY PRECISION MANUFACTURED PANELS FOR MINIMAL CONSTRUCTION WASTE
-  ATTRACTIVE LAKELAND SETTING


 eden project

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



READY FOR YOU TO OCCUPY



TERMS

Available on new full repairing and insuring lease.

Please contact the joint sole agents for further details.

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Development by:



WRENBRIDGE

RAILPEN

DARTFORDX.CO.UK

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