UNIT 5
CROSSWAYS COMMERCIAL PARK

Goodman

69,269 sq ft industrial / distribution warehouse

Dartford | DA2 6QB | M25 (J1A)



LOGISTICS SPACE FOR EASY ACCESS

Dartford's Crossways Commercial Park offers market-leading industrial and logistics space just minutes from the M25.

Benefitting from a prime location adjacent to J1a, enjoy fast access to Central London and excellent connectivity to the national motorway network, placing 23.8 million consumers within a two-hour drive[1].



WORLD-CLASS LOGISTICS NETWORK

Benefit from proximity to the UK's largest airports and ports

STRATEGIC LOCATION

Enjoy fast access to the M25, one mile from the site

ESTABLISHED BUSINESS PARK SETTING

Offering on-site amenities and excellent public transport links

[1]Source Esri and Michael Bauer Research, 2026

AERIAL VIEW

Phase 1 and indicative Phase 2 aerial view

TAKE THE VIRTUAL TOUR



MARKET-LEADING SPECIFICATION

PHASE 1 UNITS









PHASE 2 MASTERPLAN

	sq ft	sq m
Unit 4	126,217	11,726
Unit 5	**69,269**	**6,435**
Unit 6	128,390	11,928



Warehouse space

Office space

SITE PLAN

Area schedule

Unit 5	sq ft	sq m
Warehouse	57,310	5,324
Undercroft	2,948	274
Ground floor office and core	936	87
First floor and second floor offices	7,309	679
Plant deck	766	71
TOTAL	69,269	6,435

- 1MVA
- 12m clear internal height
- 50m yard depth
- 5 loading docks
- 4 level access doors
- 10 HGV parking spaces
- 66 car parking spaces



Warehouse space

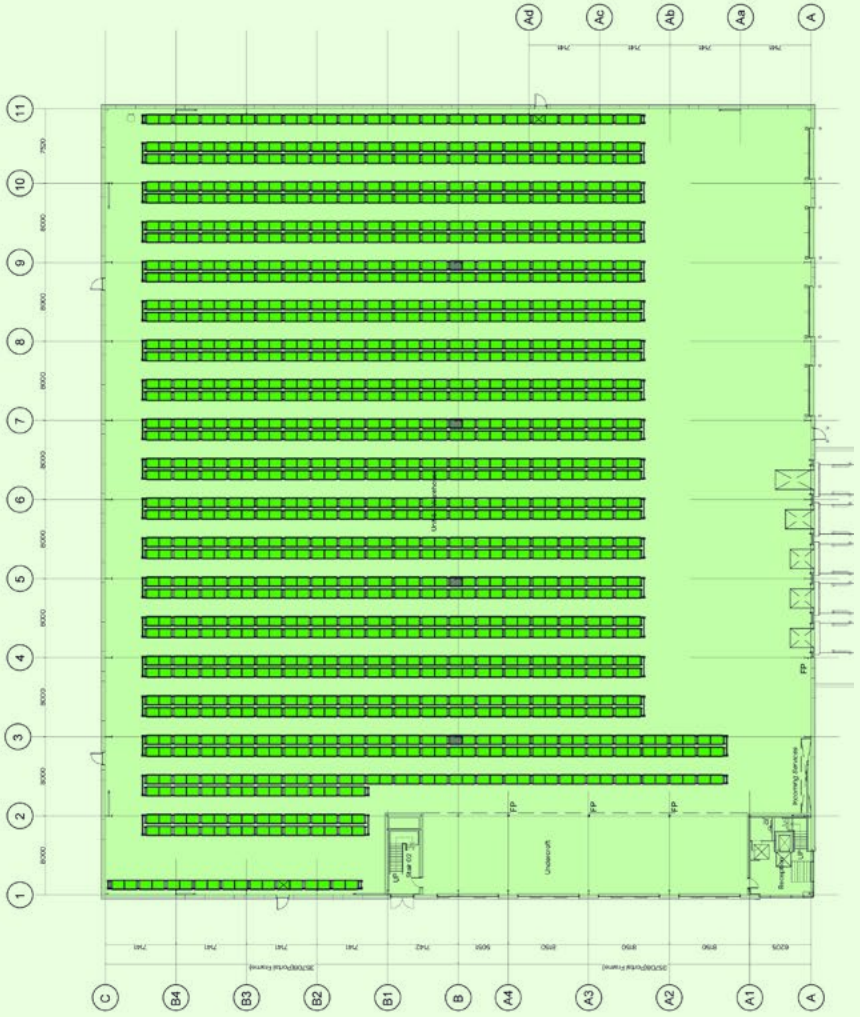
Office space

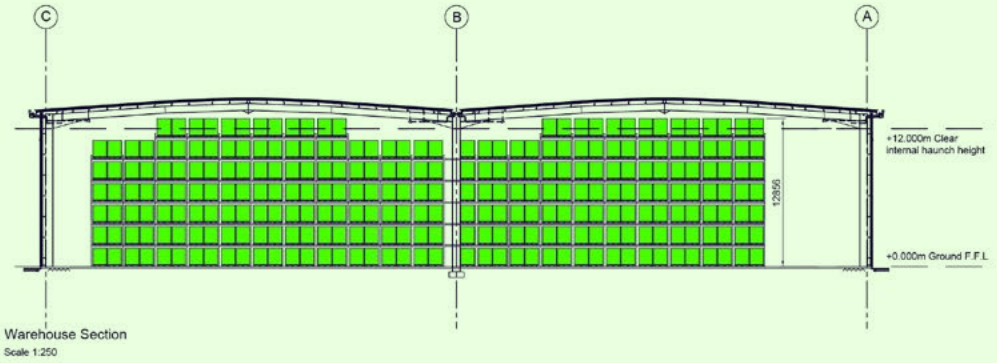
VERY NARROW AISLE RACKING LAYOUT

Total capacity

8,567

pallet spaces



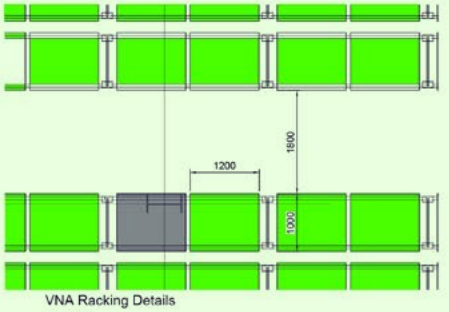


Warehouse Section

Scale 1:250

Unit 5 - Warehouse Plan - VNA Racking

Scale 1:250



VNA Racking Details

Scale 1:50

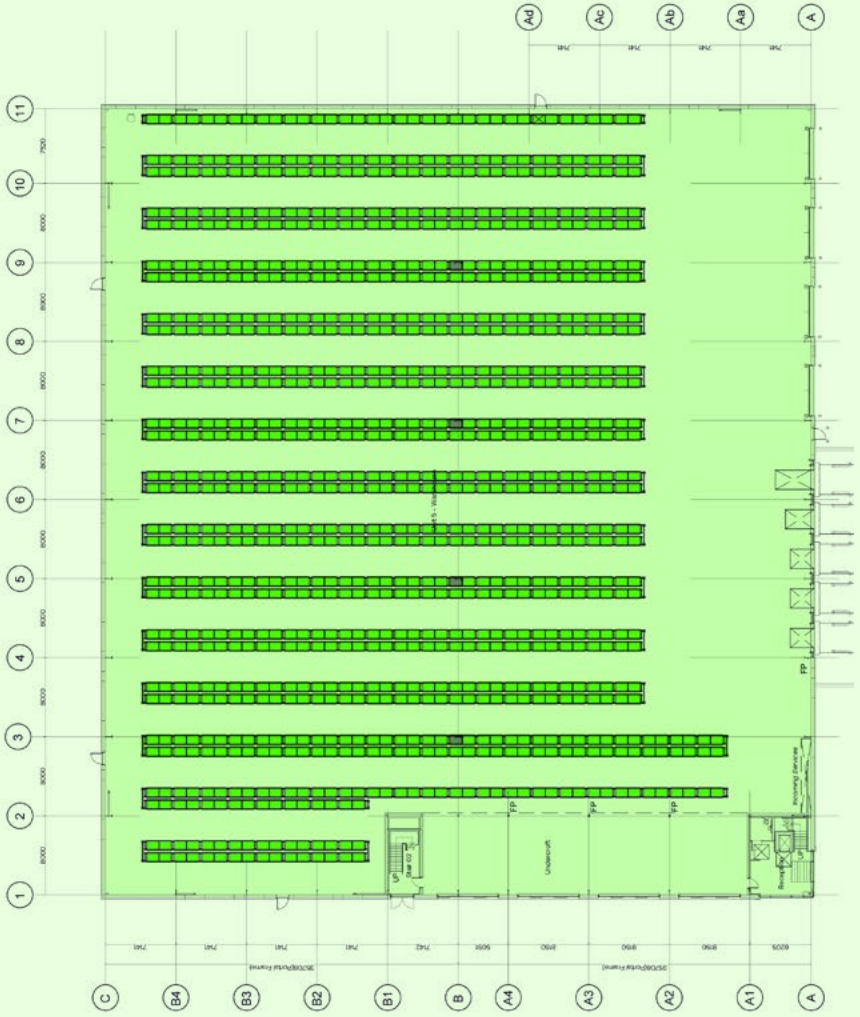
Indicative layout

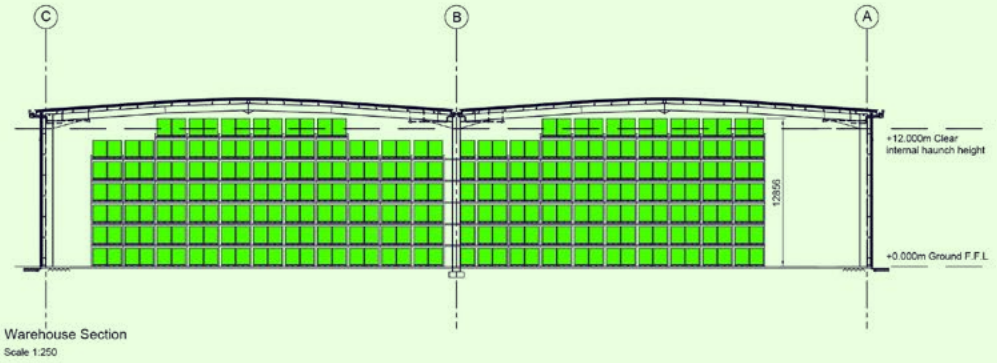
WIDE AISLE RACKING LAYOUT

Total capacity

6,560

pallet spaces





Warehouse Section

Scale 1:250



Unit 5 - Warehouse Plan - WA Racking

Scale 1:250

WA Racking Details

Scale 1:50

Indicative layout

DRIVING EFFICIENCY

Our properties are designed to maximise efficiency, use lower-carbon materials and help reduce their long-term environmental impact. For our customers this helps to reduce energy use and achieve operational cost savings.

A+
EPC

BREEAM
EXCELLENT





ENERGY-EFFICIENT DESIGN

+ LED lighting throughout
+ Smart metering
+ Movement and daylight sensors

ON-SITE RENEWABLES

+ Maximised rooftop of solar PV
+ SolarWall® thermal heating
+ Solar thermal hot water

ELECTRIC VEHICLE CHARGING

+ EV charging points
+ Infrastructure for future EV fleets

WATER CONSERVATION

+ Rainwater harvesting
+ Water-saving taps and WCs

SUSTAINABLE LANDSCAPING

+ Ecologically diverse plants
+ Landscaped business park setting with lakeside walks

HEALTH AND WELLBEING

+ Bike storage and bike repair stations
+ Shower facilities
+ Low VOC and VOC-free materials



ROAD

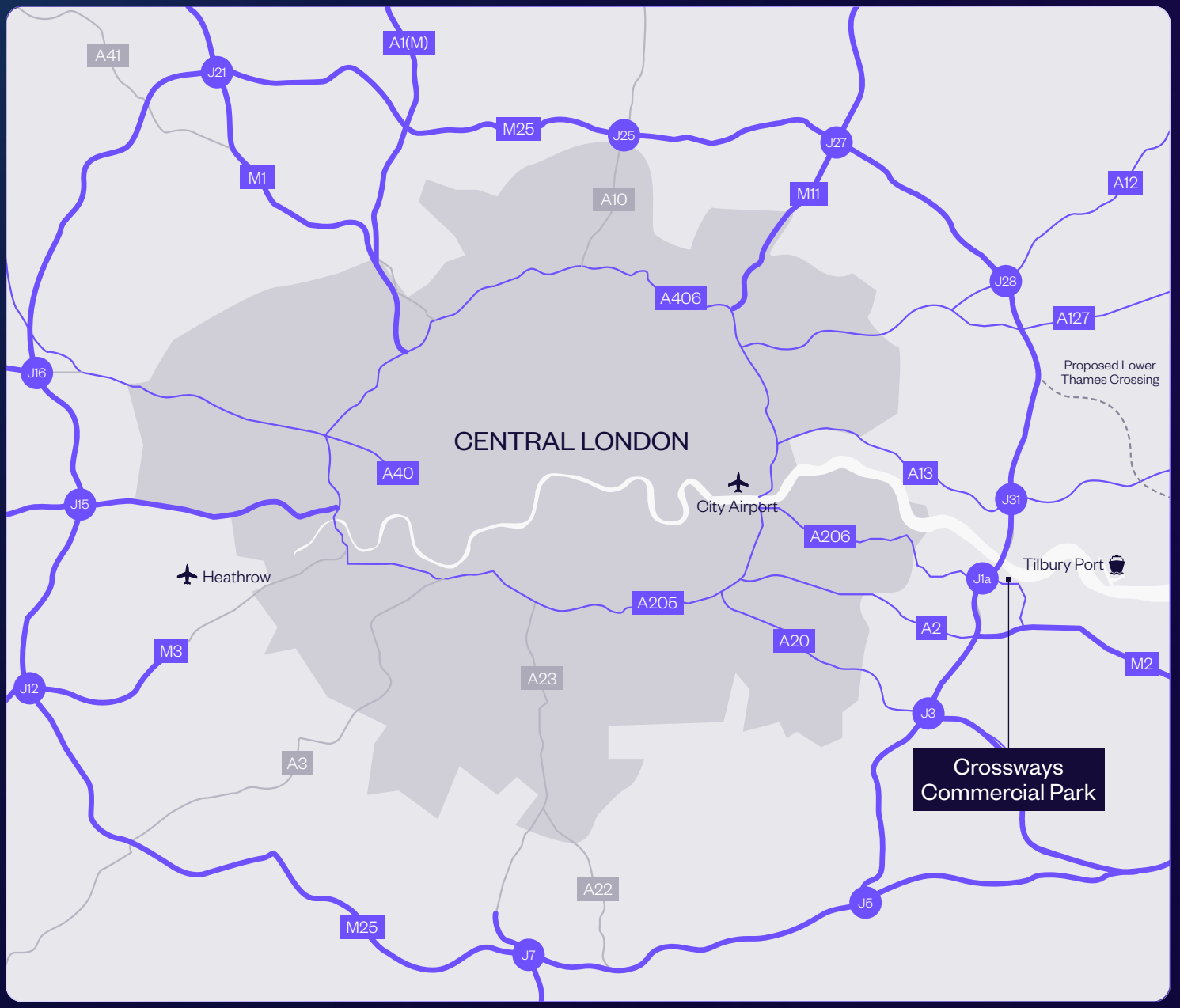
M25 (J1A)	1 mile
Ebbsfleet International Railway Station	5 miles
M20 (J1)	7 miles
Central London	22 miles

AIRPORTS

London City Airport	18 miles
London Gatwick Airport	35 miles
London Stansted Airport	37 miles
London Heathrow Airport	56 miles

PORTS

Port of Tilbury	12 miles
London Gateway	14 miles
London Thamesport	24 miles
Port of Sheerness	43 miles
Channel Tunnel	53 miles
Port of Dover	59 miles
Harwich International Port	71 miles
Port of Felixstowe	78 miles



WHAT3WORDS: ///INTENT.DRILL.CLING

SAT NAV: DA2 6QB

LOCATION

Clipper Boulevard, Dartford, DA2 6QB

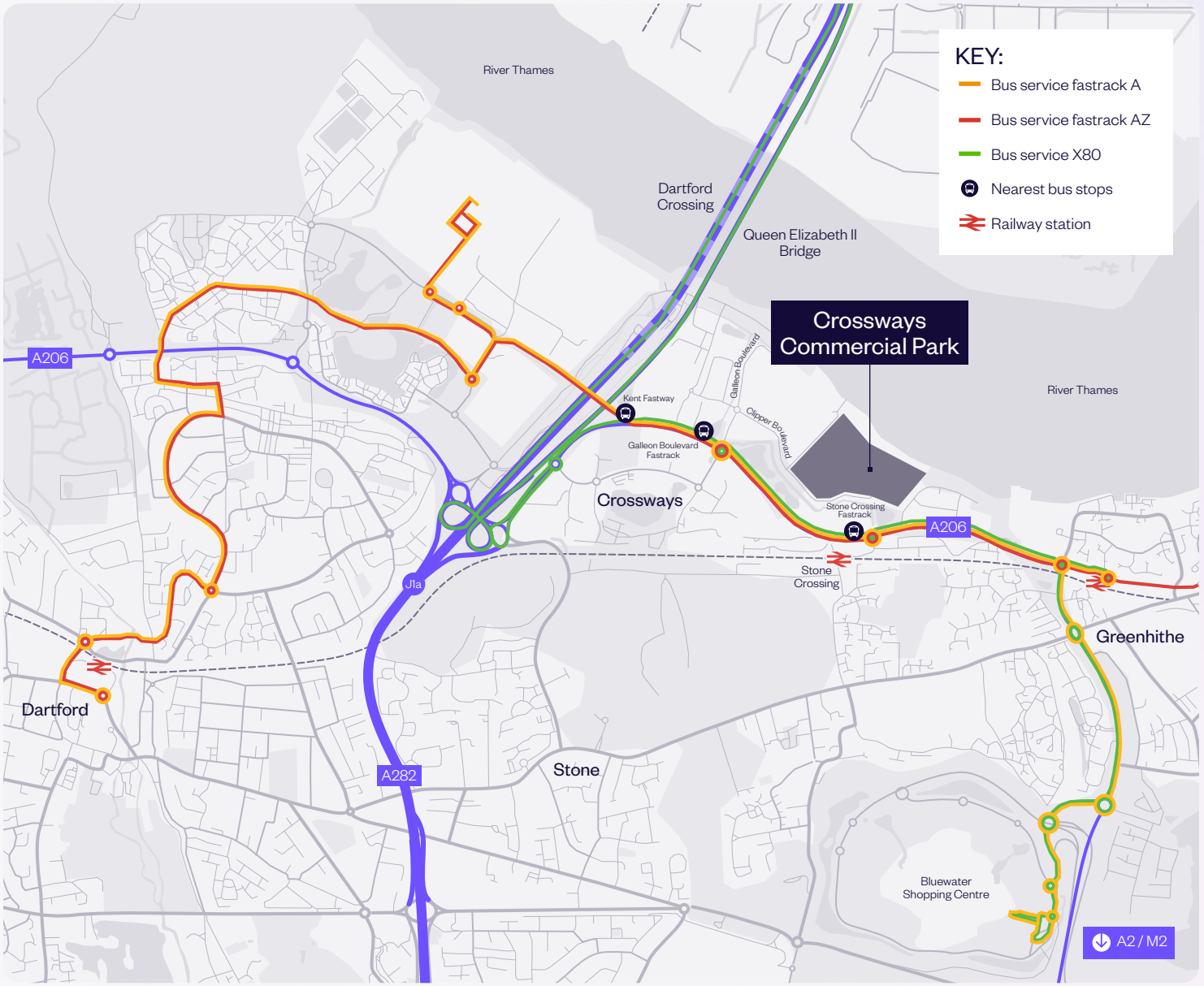
Ideally placed to serve London and the South East, Dartford is home to some of the largest companies within the transportation and contract logistics sector.

Neighbouring businesses include John Lewis, Kuehne+Nagel, ASDA, Sainsbury's, Europa, DHL and Yodel, all benefitting from the location's excellent transport links and the park's direct access to the M25 (J1A).

London is within a 22-mile drive and can be accessed via the A2, A20 and A13, while the proposed Lower Thames Crossing will create a new link between the A2 and the M25, providing more than 90% additional road capacity across the Thames east of London.

The Channel Tunnel, Port of Dover and London Thamesport are all within easy reach, with the A12 providing convenient access to the ports of Harwich and Felixstowe.

ACCESSIBILITY



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Fastrack bus

The area benefits from excellent public transport links, including the Fastrack bus service, which links Dartford (20 minutes), Bluewater (8 minutes), Ebbsfleet (15 minutes) and Gravesend (24 minutes).

Rail

Stone Crossing is within close proximity to the site (5-minute walk) and provides direct access to London Bridge (40 minutes), while Ebbsfleet International Railway Station is easily accessible by car and offers a high-speed service to London St Pancras (17 minutes).

Walk / cycle

The development has been designed to include cycle and pedestrian links to the local road and footpath network. This includes dedicated routes along the A206 and the riverside, connecting Crossways Business Park with Dartford town centre (to the west) and Greenhithe (to the east). A new footpath linking to Claire Causeway also provides a shortcut to those travelling to and from Stone Crossing Station (5 minutes).

AMENITIES

Spanning more than 300 acres, the wider business park offers companies and their employees excellent facilities as well as a high quality working environment with green open space, lakeside walks and several food and beverage outlets.











HOTELS

Hilton Hotel, Holiday Inn Express, Travelodge and the Campanile Hotel

FOOD AND BEVERAGE

Costa, The Wharf, Lakeview 360 and Burger King

SHOPS

Asda superstore and Bluewater Shopping Centre

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