Goodman

CROSSWAYS 241

TO LET

240,884 sq ft distribution warehouse

Crossways Commercial Park
Dartford | DA2 6QB | M25 (J1A)

LOGISTICS SPACE FOR EASY ACCESS

Located minutes from Junction 1a of the M25, Dartford's Crossways Commercial Park offers market-leading logistics space with fast access to London and the south east.

With 240,884 sq ft available for immediate occupation, join Albion Fine Foods and Mission Produce at this flagship logistics park - less than a mile from the iconic Dartford Crossing.

LARGE CONSUMER REACH

Access a population of 23.2 million people within a two-hour HGV drivetime[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, 2025

AERIAL VIEW

CENTRAL LONDON
9.7M CONSUMERS
MISSION PRODUCE
CROSSWAYS 241
STONE CROSSING STATION
ALBION FINE FOODS

DESIGNED FOR FLEXIBILITY

SPECIFICATION

2.5 MVA
of grid power

1,036 kWp
additional solar PV system

18m
clear internal height

55m
yard depth

- 50kN/m² floor loading
- 'Chill store' ready building envelope
- 26 loading dock doors
- 4 level access doors
- 238 car parking spaces
- 45 HGV parking spaces
- 30 cycle spaces
- 10 motorcycle spaces
- 12 electric car charging spaces
- Grade A office space
- Two-storey hub office
- Secure yard with gatehouse
- EPC A+ (-12)
- BREEAM 'Excellent' rating

Accommodate up to
53,280 PALLET SPACES
(based on indicative VNA racking layout)

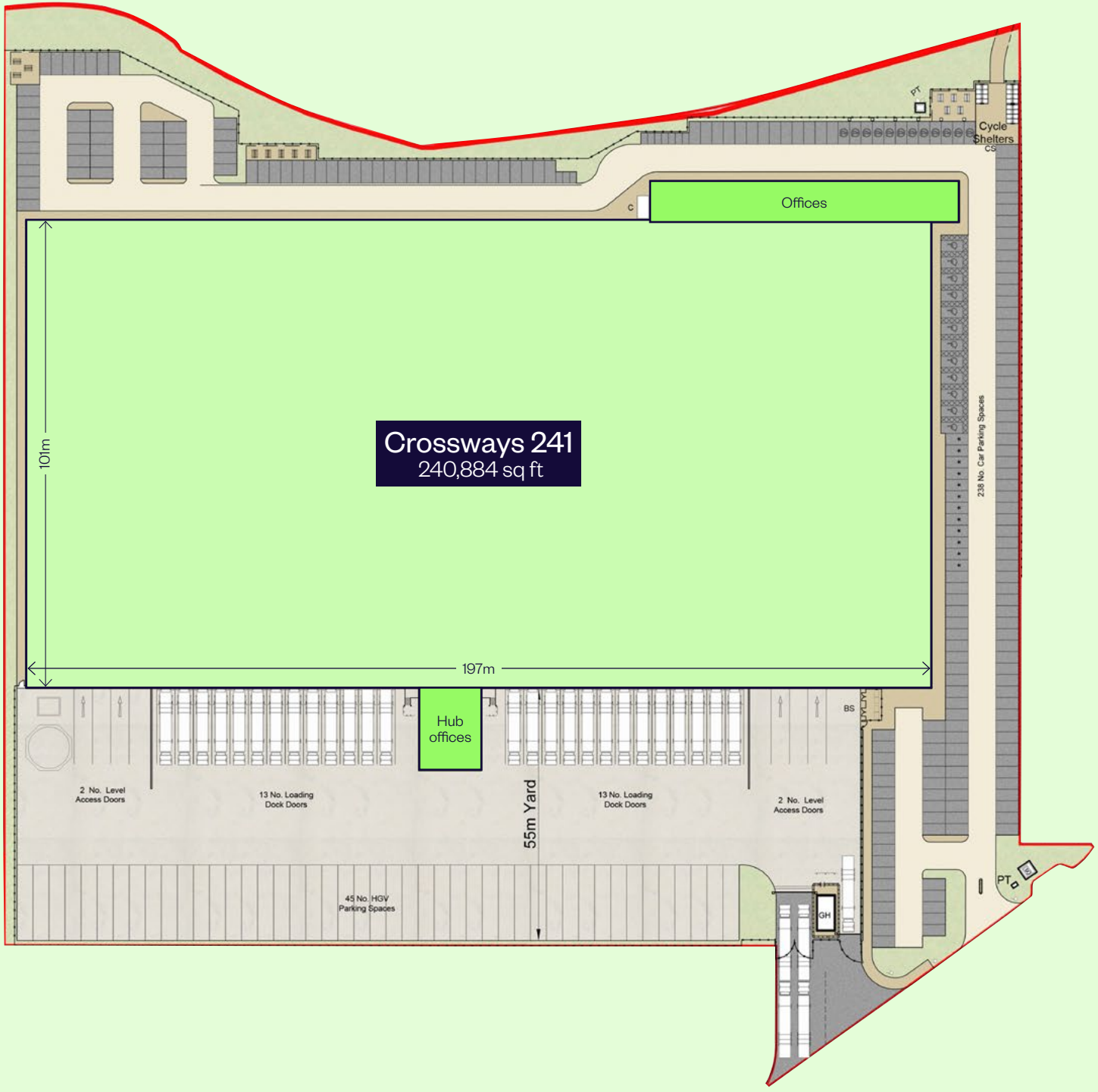
SITE PLAN

Area schedule

Crossways 241	sq ft	sq m
Warehouse	219,571	20,398
Undercroft	5,435	505
GF, 1F and 2F offices	13,402	1,245
Two storey hub office	5,090	472
Plant room / store	2,512	233
Gatehouse	309	28
TOTAL	240,884	22,378

Gross Internal Areas

TAKE THE VIRTUAL TOUR →



Warehouse space

Office space

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 (-12)

BREEAM
EXCELLENT

ENERGY-EFFICIENT DESIGN

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

ON-SITE RENEWABLES

+ 1,036kWp solar PV
+ SolarWall® thermal heating
+ Solar thermal hot water

ELECTRIC VEHICLE CHARGING

+ 12 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

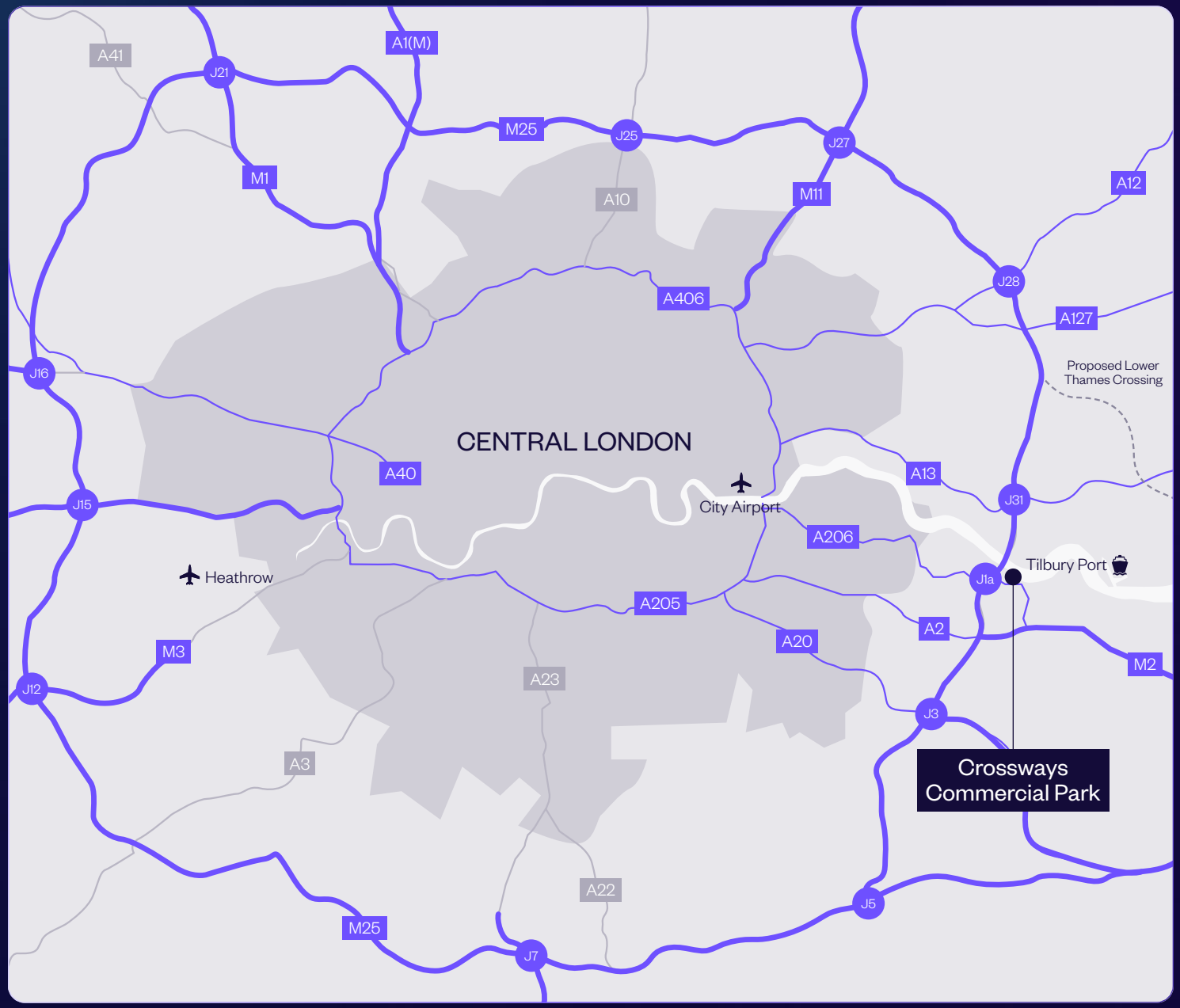
M25 (J1A)	1 mile
Ebbsfleet International Railway Station	5 miles
M20 (J1)	7 miles
Central London	22 miles

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

AIRPORTS

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



WHAT3WORDS: ///INTENT.DRILL.CLING

SAT NAV: DA2 6QB

LOCATION

Clipper Boulevard, Dartford, DA2 6QB

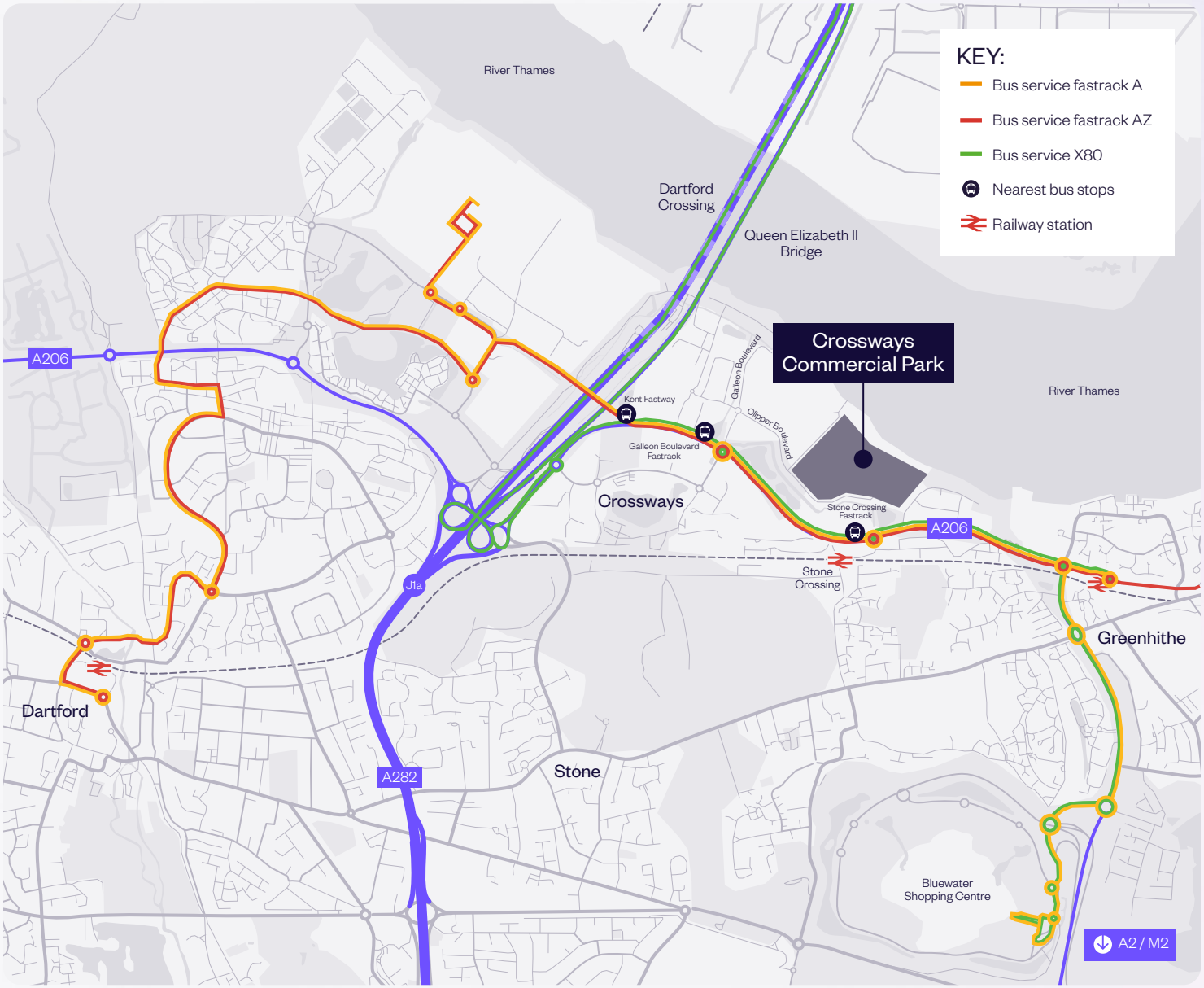
Ideally placed to serve London and the South East, Dartford is home to some of the largest companies within the transportation and contract logistics sector.

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

CONTACT US

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