TRITAX BIG BOX

NEWTON'S COURT

DARTFORD DA2 6QL

J1A M25

UNIT 12

71,291 sq ft warehouse

Recently refurbished to Grade A specification

TO LET



1 MILE FROM JUNCTION J1A M25

SECURE AND SELF CONTAINED SITE

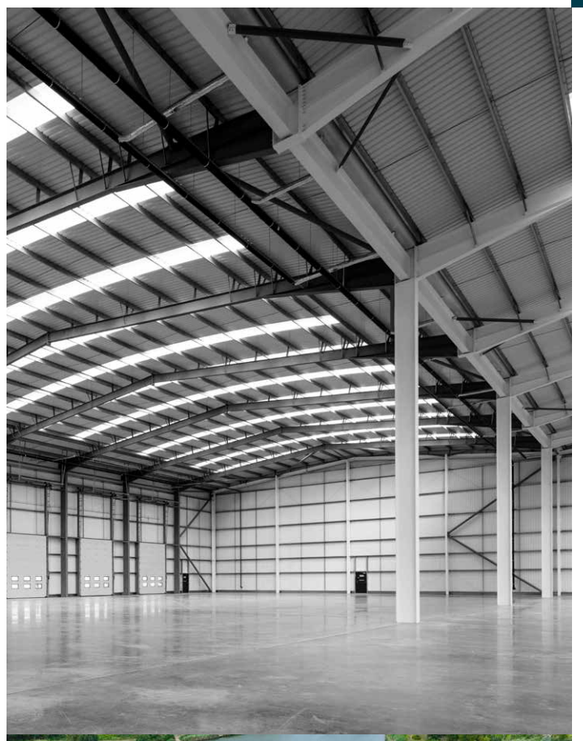
OVER 1.3M HOUSEHOLDS WITHIN A 25 MINUTE DRIVE

CLOSE PROXIMITY TO M25 AND CENTRAL LONDON

LOCAL OCCUPIERS INCLUDE, KUEHNE + NAGEL SAINSBURY'S, ASDA AND AMAZON

STRATEGICALLY LOCATED

Unit 12 Newton's Court comprises 71,291 sq ft of high specification warehouse space. Situated in the established Crossways Business Park adjacent to the A206 and just 1 mile from J1A M25 Unit 12 offers easy access to central London and the wider UK motorway network.





SPECIFICATION

- 8m clear internal height
- 27m yard depth
- Infrastructure for EV charging points
- Power supply of 450kVA with up to 1.5MVA available immediately
- Secure and self contained site
- 4 dock level doors
- 2 level access doors
- PV panels
- Private parking
- EPC A
- LED lighting throughout

LOCAL AMENITIES INCLUDE: **COSTA, BURGER KING, ASDA, LAKESIDE CAFE AND THE WHARF PUBLIC HOUSE**



SOLAR
PVs

8M
EAVES HEIGHT

LED
LIGHTING THROUGHOUT

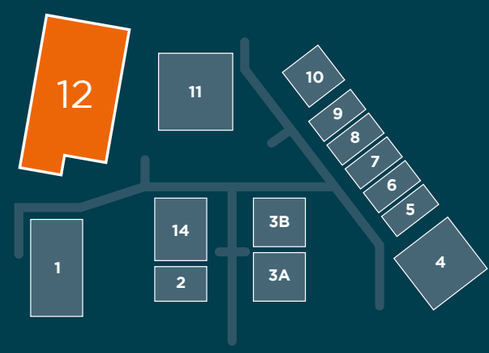
6 LOADING DOORS
(4 DOCK + 2 LEVEL ACCESS)



Schedule of Accommodation
(approx GEA)

UNIT 12	sq ft	sq m
Warehouse	64,890	6,028.5
First Floor	6,401	594.7
Total	71,291	6,623.2

Newton's Court



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Positioned on the outskirts of Dartford just 1 mile from J1A M25, Unit 12 provides excellent access to central London, the A2 and the wider UK motorway network.

Whilst Stone Crossing and Greenhithe train stations are both within walking distance offering regular services to/from central London.





READY TO WORK

Unit 12 benefits from a ready to work local labour force of over 200,000 people of which 9.9% work in the transport and storage industry, more than 5% higher than the UK average.

Local working age population **229,800**

Households within a 25 minute drive **1.3M+**

Local population employed in transport and storage



*Source Nomis Dartford & Bexley combined

POSITIONED TO DELIVER

KEY LOCATIONS	Miles	Drive time
J1A M25	1	3 mins
A2	2.8	6 mins
Bluewater Shopping Centre	2.9	7 mins
M20	6.3	9 mins
Gravesend	6.3	18 mins

	Miles	Drive time
A13	17.7	26 mins
London	22.6	52 mins
Central London	23	40 mins
West End London	24	40 mins
Dover	59	1 hr 4 mins

TRAINS/BUS STOPS	Miles	Drive time
Stone Crossing	0.9	3 mins
Greenhithe	1.4	4 mins
Dartford	3.7	12 mins
Ebbsfleet Intr	4.6	13 mins

AIRPORTS/PORTS	Miles	Drive time
London City	17.4	30 mins
Southend	26.8	42 mins
Gatwick	34.1	35 mins
Heathrow	55.4	54 mins

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TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

**For further inform
the letting agents:**

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