

Masthead Industrial Estate | Crossways Business Park
Dartford | DA2 6QG



Unit 10 – 31,923 SQ FT

Undergoing Refurbishment

69m

MASTHEAD INDUSTRIAL ESTATE



STRATEGICALLY LOCATED ON THE M25

The property is situated in a prominent location on Masthead Industrial Estate, within the well established Crossways Business Park. The estate is adjacent to the Queen Elizabeth II Bridge with direct access to Junction 1A of the M25.

The premises are accessed from Capstan Court, which is just off the A206 dual carriageway linking the M25 to the A2. Ebbsfleet International Station is 5 miles to the east.

The property benefits from nearby amenities on Crossways Business Park, including Costa Coffee, ASDA and Burger King.

MTE
MASTHEAD INDUSTRIAL ESTATE
Unit 10

CEVA **NetworkRail**

europa
worldwide group

Sainsbury's

amazon

dpd

TESLA

Wincanton

Colorcon

DARTFORD CROSSING/
QEII BRIDGE

M25

M25 (J1A)
0.5 MILES / 2 MINUTES

/// //lend.evenly.enjoy

UNDER REFURBISHMENT

GRADE A INDUSTRIAL UNIT

UNIT 10 – 31,923 SQ FT

Unit 10 is a modern detached warehouse that sits on its own self-contained site and is under full refurbishment. The warehouse benefits from seven loading doors accessed off a secure yard and an eaves height of 7 metres. The offices are on the first floor and comprise an open-plan space, which is air-conditioned and benefits from carpeting and a suspended ceiling with new LED lighting.



7 m
Clear Internal
Eaves Height



LED
Ceiling
Lighting



6
Dock
Loading Doors



33
Car Parking Spaces
(including 3 disabled bays)



EPC
Rating
B



1
Level Loading
Door



415 kVA
Power
Supply



69 m
Maximum Yard
Depth



4
EV Charging
points

The accommodation provides the following Gross External Floor Areas:

Unit 10	SQ FT
Ground Floor	27,458
First Floor Offices	4,465
TOTAL	31,923



MASTHEAD INDUSTRIAL ESTATE

EXCEPTIONAL CONNECTIVITY TO CENTRAL LONDON, THE WIDER SOUTH EAST REGION AND THE NATIONAL MOTORWAY NETWORK

Strategic Location

Proximity to Major Transport Routes: Situated within Dartford's prime industrial area, the estate occupies a prominent position at the entrance to Crossways Business Park. It benefits from unparalleled access to Junction 1A of the M25 and immediate connectivity to both the Dartford Crossing and the A2/M25 interchange, which together provide direct access to Central London.

Access to Trains: Stone Crossing and Greenhithe train stations provide regular services to Central London, Luton, and Gravesend. Ebbsfleet International, 5 miles to the east and part of the HS1 network, offers high-speed services to Stratford and London St Pancras International, with travel times of 10 and 19 minutes, respectively.

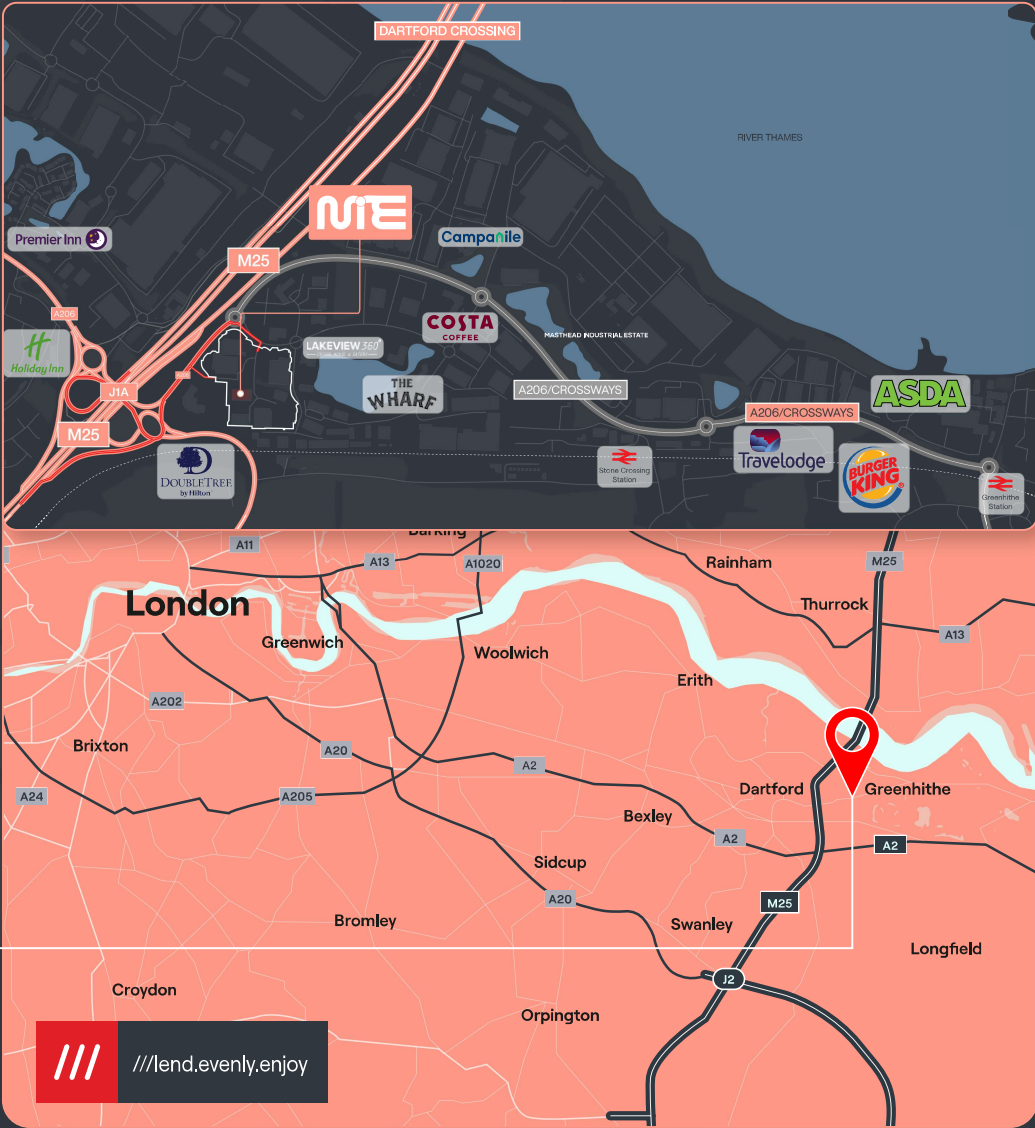
Demographics

Unmatched Reach: 29.80% of the UK's total population accessed within a 90 minute drive.

Talent Pool: 228k individuals actively seeking employment within a 60 minute drive.

Cost Effectiveness

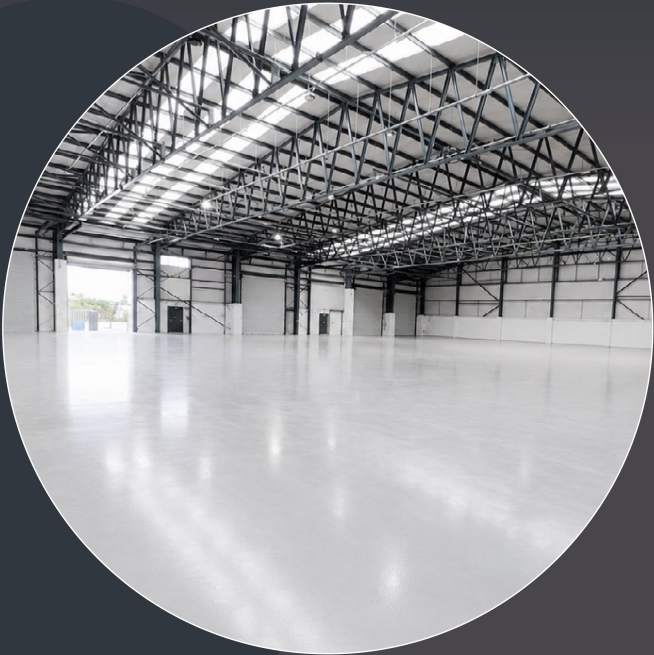
Lower Operational Costs: Compared with most UK logistics and industrial locations, both property and operating costs are more competitive.



	Miles	Time (Minutes)
A206	0.1	1
M25 (J1A)	0.5	2
M25/A2	2.5	5
M25/A13	3.9	6

	Miles	Time (Minutes)
Tilbury Docks	11.5	19
London City Airport	17.5	34
London Gatwick Airport	36	40
Dover	60	63

Indicative CGI refurbishment imagery





Rent

Quoting terms upon request.

Lease Terms

The unit is available to let on a new FRI lease on terms to be agreed.

Service Charge

A service charge is payable for the upkeep of the estate.

Business Rates

Available on request.

EPC

EPC Rating B.

CGI Imagery

CGI images are indicative and for marketing purposes only.

For further information, please contact the joint agents below:



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