UNIT A - DARTFORD

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

Brand New Grade A Industrial/
Logistics Warehouse Unit

DARTFORD DA1 5FD

FLEXIBLE LEASE NOW AVAILABLE

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:
europa
worldwide group
Sainsbury's
Leathams
innovators in food
amazon

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 HEIGHT

53
CAR PARKING SPACES

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, first floor grade A 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.

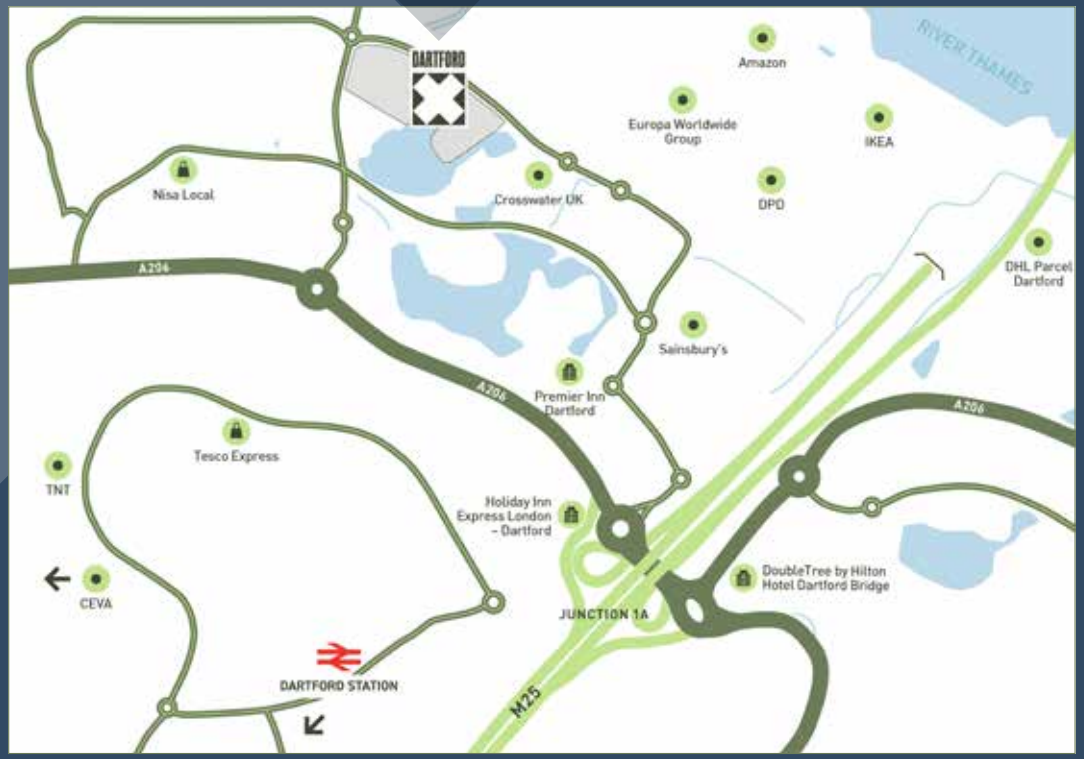
A cost saving of circa £44.8k per annum has been calculated due to more efficient equipment and building fabrics.*

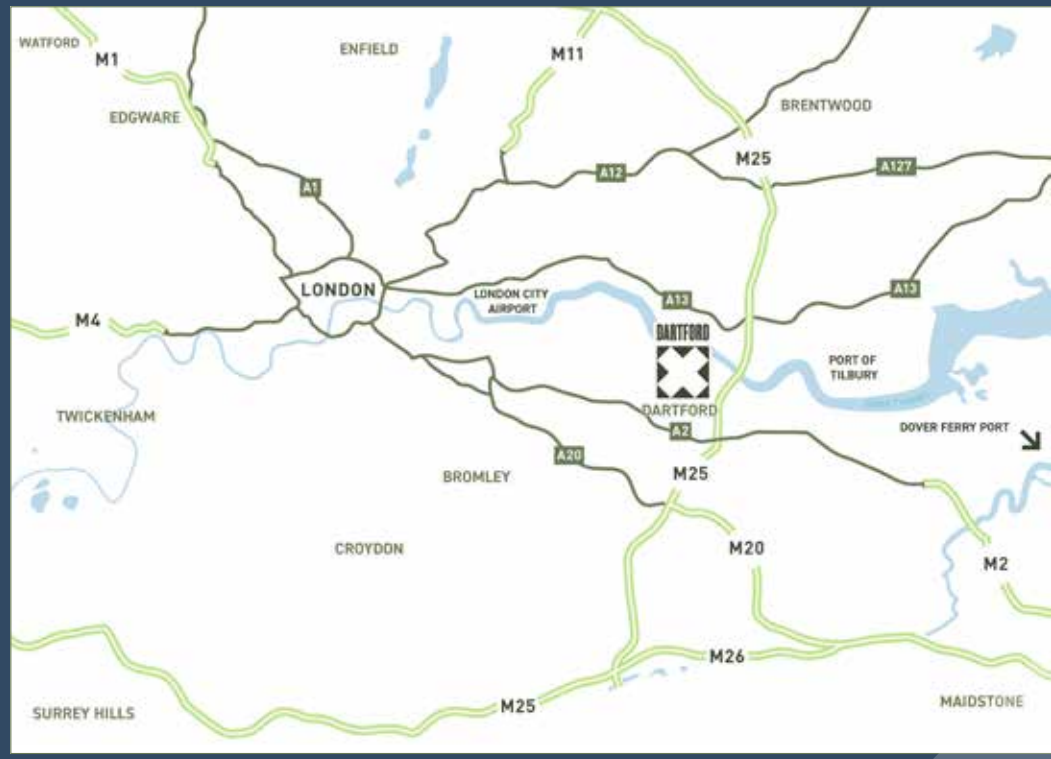
BE PART OF A THRIVING BUSINESS COMMUNITY

* 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

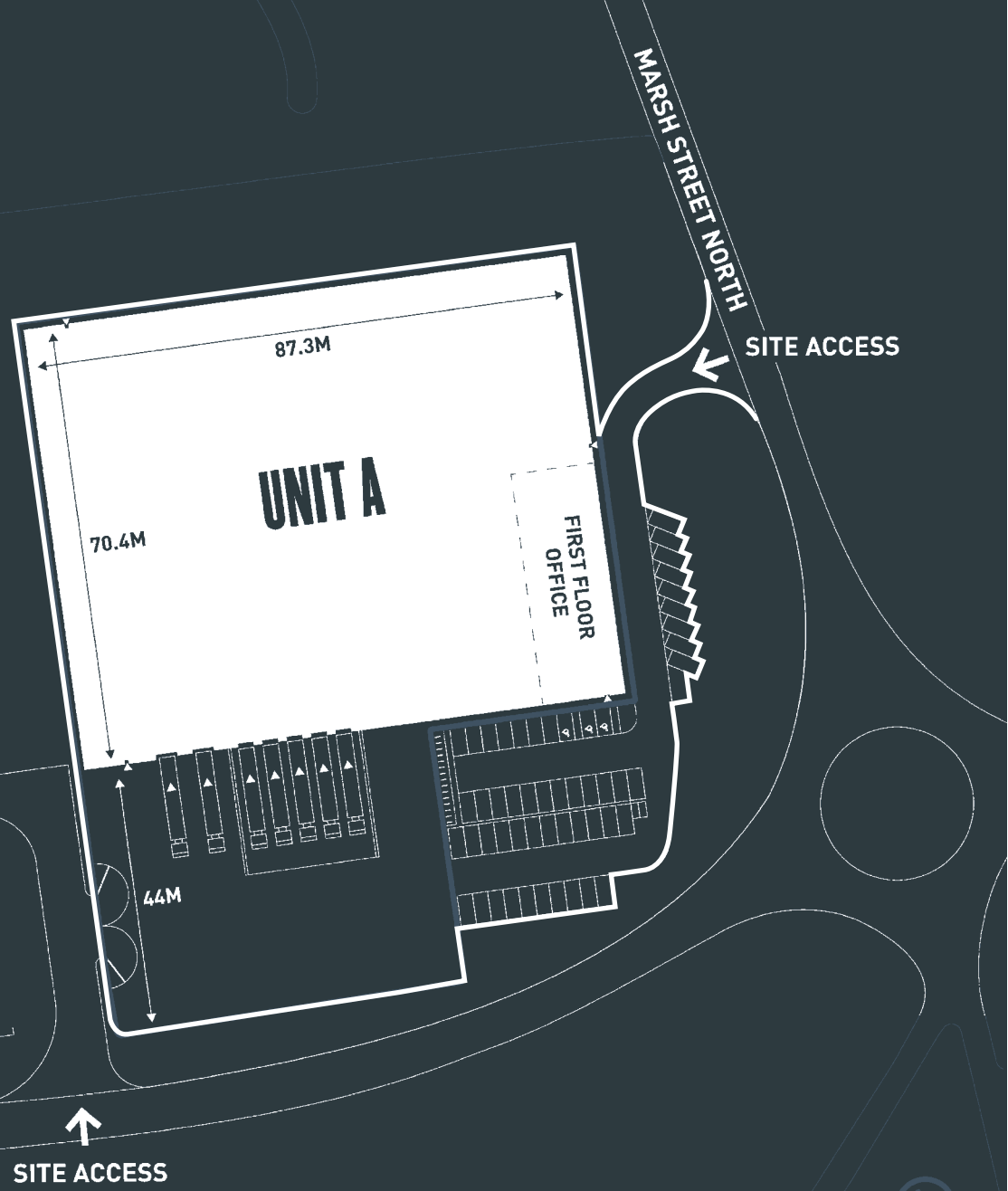
4 airports within 45 miles

- London City
- London Stansted
- Gatwick
- Heathrow

Source: Google maps

DARTFORD

75,277 SQ FT HIGHLY SPECIFIED BUILDING 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
- 44m deep, secure service yard
- 2 surface level and 5 dock level loading doors
- 53 car parking spaces incl. 10 EV
- 8-person lift to first floor level
- 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

The Planet Mark
eden project

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

READY FOR YOU TO OCCUPY

TERMS
Available on a new full repairing and insuring lease.

Please contact the joint sole agents for further details.

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RAILPEN

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