

UNIT B - DARTFORD 13,090 SQ FT (1,216 SQ M)

DARTFORD DA1 5FD

Detached Grade A
Industrial/Logistics
Warehouse Unit

READY FOR OCCUPATION




SECURE
GATED YARD


50 KnM
FLOOR LOADING


35M
YARD DEPTH


13
PARKING SPACES


4
ELECTRIC VEHICLE
CHARGING POINTS


10M
CLEAR INTERNAL
EAVES HEIGHT

UNIT B
13,090 SQ FT

 **J1A M25 · 4 MINS**















Unit B is located at The Bridge, an established business park in an attractive lakeside setting – just moments from the M25 and close to London.

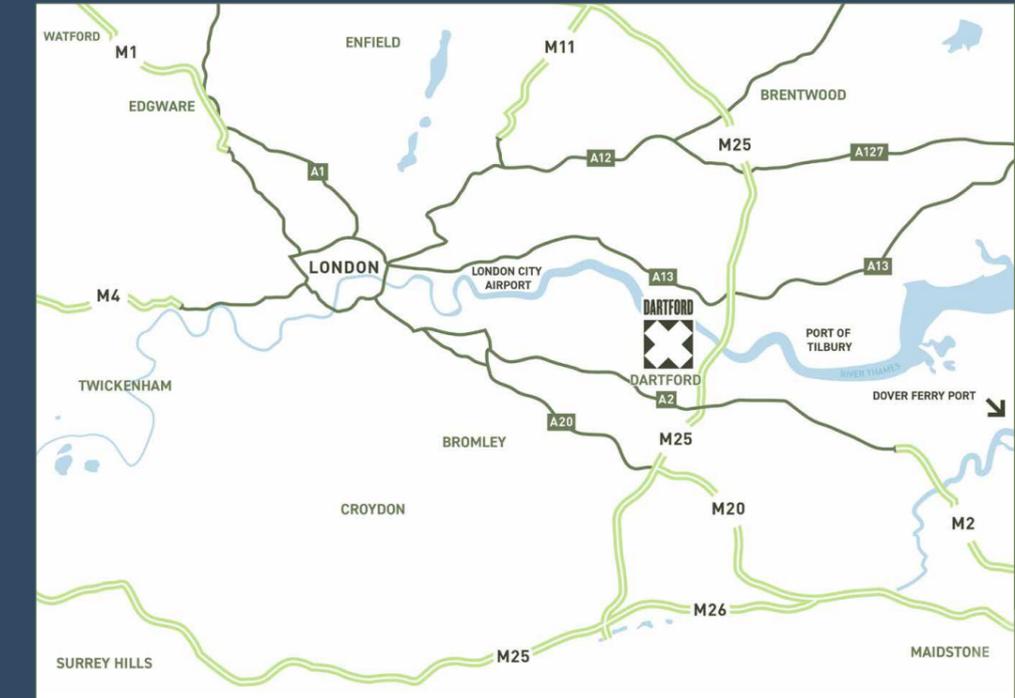
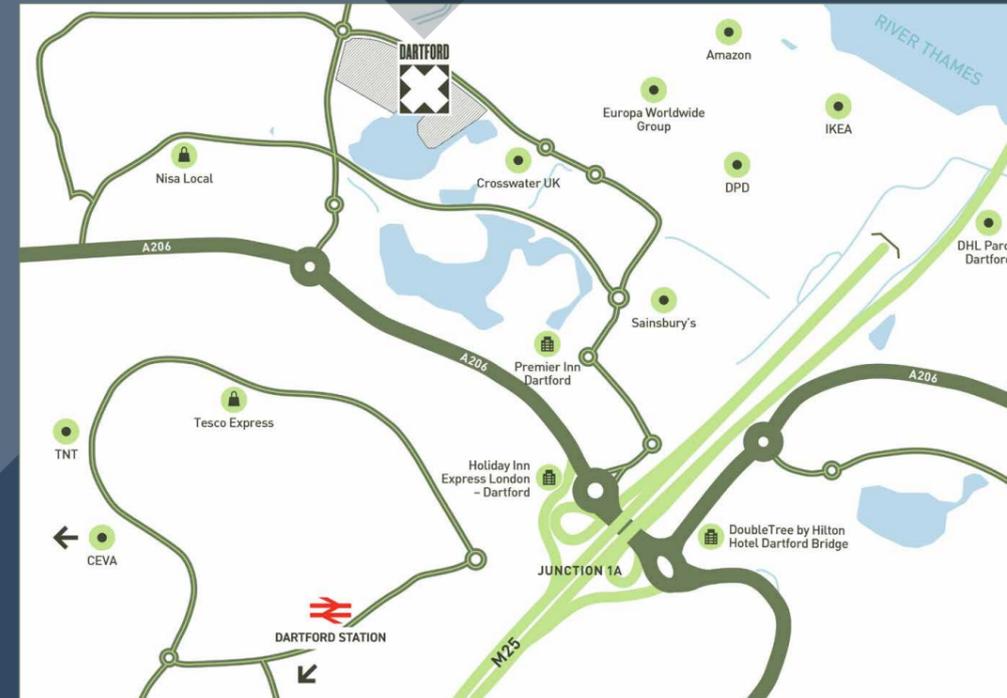
The building offers excellent volume with a minimum clear height of 10m, fully fitted first floor offices, on site car parking and a fully self-contained, secure service yard. The specification is exceptional, with the latest sustainability credentials along with the opportunity to increase the power supply to 4MVA.

**BE PART OF A
THRIVING BUSINESS
COMMUNITY**

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
 - ▶ Central London, 1hr 28 mins, 21 miles
 - ▶ London City, 1hr 3 mins, 18 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
 - London Bridge Station**
1hr 4 mins, 18 miles
 - Charing Cross Station**
1hr 27 mins, 21 miles



- AIR**
- 4 airports within 45 miles**
- ▶ London City
 - ▶ London Stansted
 - ▶ Gatwick
 - ▶ Heathrow

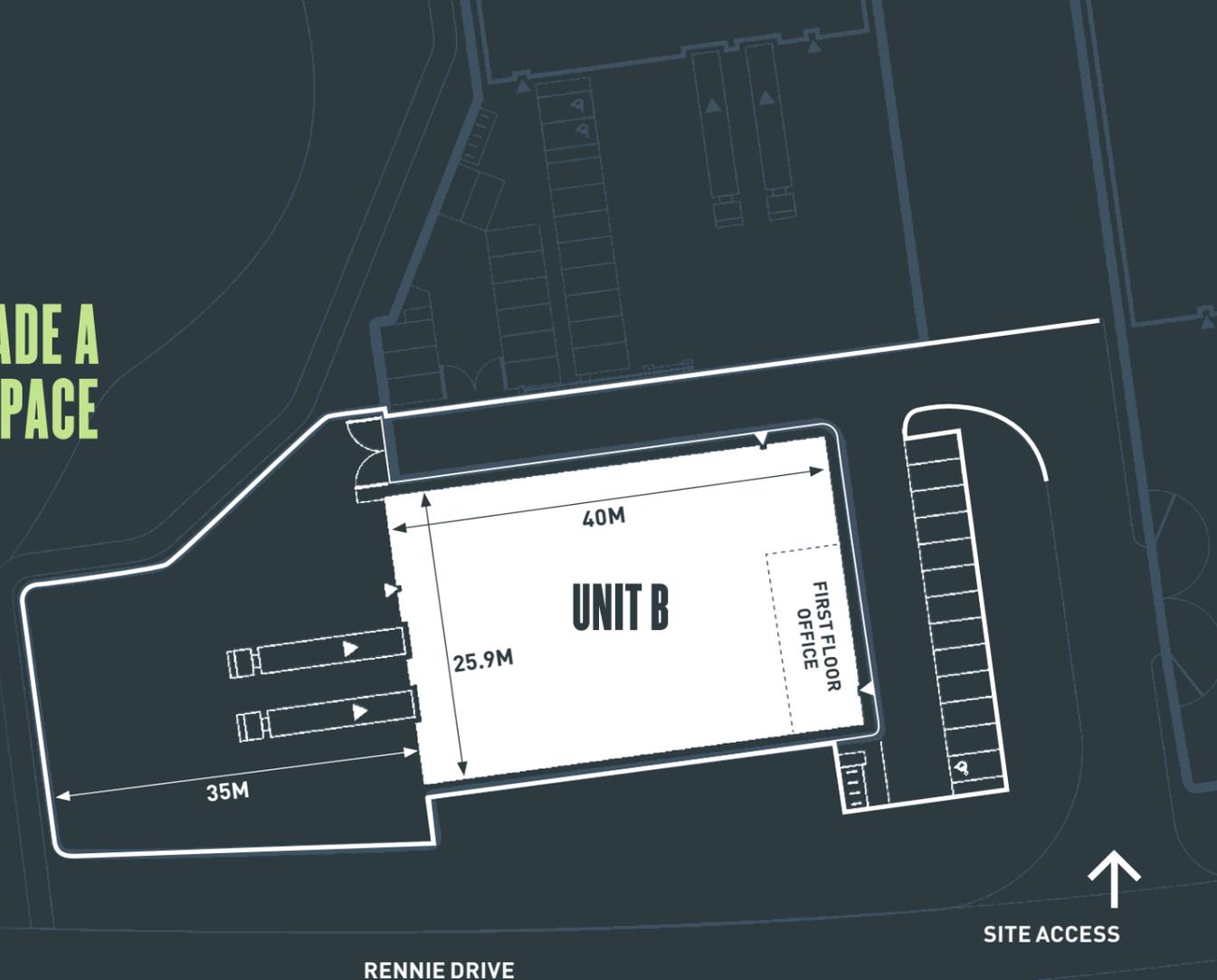


- SEA**
- 4 sea ports within 45 miles**
- ▶ Dover
 - ▶ London Gateway
 - ▶ Felixstowe
 - ▶ Tilbury

13,090 SQ FT OF GRADE A INDUSTRIAL/LOGISTICS SPACE

FLOOR AREAS (GEA):

UNIT B	sq ft	sq m
Ground Floor	11,042	1,026
First Floor Office	2,048	190
Total	13,090	1,216



13,090 SQ FT
SECURE
ACCOMMODATION

60 KVA
POWER SUPPLY

UP TO 4 MVA
AVAILABLE

10M
CLEAR INTERNAL
EAVES HEIGHT

M25 (J1A)
DIRECT ACCESS TO
THE SOUTH EAST

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
- 4 ELECTRIC VEHICLE CHARGING POINTS
- 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



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



READY FOR YOU TO OCCUPY

TERMS

Available on new full repairing and insuring lease.

Please contact the joint sole agents for further details.



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Development by:



WRENBRIDGE



RAILPEN

DARTFORDX.CO.UK

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