

VALOR PARK DARTFORD 33



UNDER REFURBISHMENT
M25 INDUSTRIAL / WAREHOUSE UNIT TO LET
33,651 SQ FT (3,126.3 SQ M)

1.5 MILES TO J1A M25
23 MILES TO CENTRAL LONDON

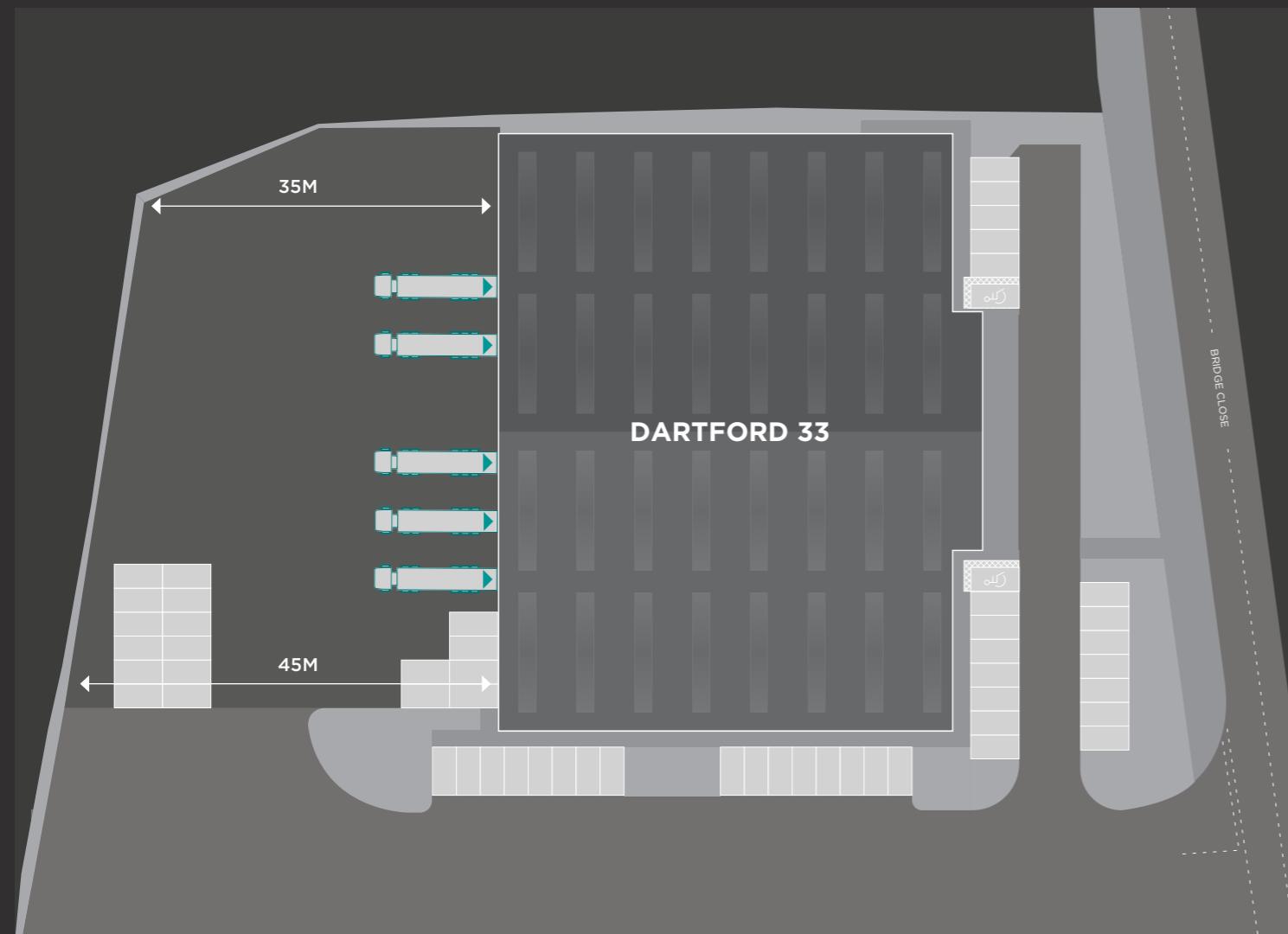


33,651 SQ FT GRADE A SPACE

The unit will provide high-quality refurbished industrial/warehouse accommodation with office space, newly finished external cladding with full respray, and level access loading doors. A photovoltaic (PV) installation is proposed to deliver excellent energy performance, achieving an EPC A rating.

ACCOMMODATION (GEA)

ACCOMMODATION	SQ FT	SQ M
First Floor Office	1,762	163.7
Ground Floor Warehouse	31,889	2,962.6
Total	33,651	3,126.3



-  REFURBISHED FIRST FLOOR OFFICES
-  45 CAR PARKING SPACES
-  5 LEVEL LOADING ACCESS DOORS
-  7.5M EAVES HEIGHT
-  YARD DEPTH UP TO 45M
-  SPRINKLER SYSTEM
-  PV PANELS INSTALLED
-  COMFORT COOLING SYSTEM
-  EPC TARGET RATING 'A'
-  BREEAM TARGET 'EXCELLENT'
-  CLOSE PROXIMITY TO M25
-  SECURE REAR FENCED YARD

A THRIVING INDUSTRIAL DESTINATION

The property is located approximately 4 miles from Dartford Town Centre in one of the area's most established commercial destinations. Situated adjacent to Junction 1A of the M25 and Queen Elizabeth II Bridge (Dartford Crossing), the site benefits from exceptional connectivity to greater London and the wider national motorway network.



50 MILLION

EXCEPTIONAL BRAND
VISIBILITY WITH C.50
MILLION VEHICLES
PASSING ANNUALLY*

125,011

POPULATION
WITHIN
DARTFORD



13.1%

OF THE LOCAL
POPULATION EMPLOYED
IN TRANSPORT AND
STORAGE SECTORS

*Source: roadtraffic.dft.gov.uk 2024.



1.5 MILES TO M25

JUNCTION 1A



83.9%

NVQ1 QUALIFIED





LOCATION

The property is located approximately 4 miles from Dartford Town Centre in one of the area's most established commercial destinations. Situated adjacent to Junction 1A of the M25 and Queen Elizabeth II Bridge (Dartford Crossing), the site benefits from exceptional connectivity to greater London and the wider national motorway network.

Major businesses nearby include Asda, Dachser, Davies Turner, Sainsbury's, Europa Worldwide Logistics, Amazon, DPD, and Ikea, creating a highly strategic setting for efficient regional and national distribution.

ROAD / CITY	MILES	MINS
A282	0.8	4
M25 J1A	1.5	5
A2	2	8
Dartford	3.2	10
Central London	17	34
Birmingham	142	2hr 20



RAIL	MILES	MINS
Stone Crossing Station	1.2	4
Greenhithe Station	1.7	5
Dartford Railway Station	3.5	10
Ebbsfleet International Station	6.1	11

PORTS	MILES	MINS
Port of Tilbury	11.8	18
London Gateway	14	20

AIRPORTS	MILES	MINS
London City Airport	18	25
London Gatwick	34.6	42
London Luton Airport	57.1	1hr 2

RENT
Upon application.

EPC
EPC Target A.

POSTCODE
DA2 6QP

RATEABLE VALUE
Can be found on the VOA.

TERMS
The property is available on a new full repairing lease on terms to be agreed.

WHAT THREE WORDS
ROBE.EVENTS.FAULT

For further information or to arrange an inspection please contact the joint agents:



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