

NEW
304,196 SQ FT
LOGISTICS FACILITY
INSIDE THE M25
TO LET

DA1 5XU



300

AT
**THE
POWER
HOUSE.**
LONDON





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**304,196 SQ FT
IN AN IDEAL
LOGISTICS
LOCATION**

**OVER 100
ELECTRIC
FASTRACK
BUSES
PER DAY**

**10 MINS
TO GREENHITHE
STATION**

**14 MINS
TO DARTFORD
STATION**

DARTFORD CROSSING / QE2 BRIDGE

M25 · J1A

DARTFORD

A206

Sainsbury's

Sainsbury's

crosswater^x

dpd

europa
worldwide group

amazon



**J1A M25
7 MINS
1.5 MILES**

**OFFICES WITH
RIVERSIDE
VIEWS**

**READY FOR
IMMEDIATE
OCCUPATION**

**BREEAM
EXCELLENT**

**5MVA+
POWER
SUPPLY**

**21M
CLEAR
INTERNAL
HEIGHT**

**55M
YARD DEPTH**

**ADJACENT TO
J1 M25**

AN OUTSTANDING LOGISTICS UNIT AT A LANDMARK DEVELOPMENT



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**AN INDUSTRY LEADING
SPECIFICATION**



**3 STOREY
HQ STYLE
OFFICES**

**4 LEVEL
ACCESS
DOORS**

24 DOCK
LEVEL DOORS
4 EURO
DOCK LEVEL
DOORS

20%
EV PARKING
SPACES

55M
YARD DEPTH

**ROOF
READY
FOR PV
INSTALLATION**

**5MVA+
POWER
SUPPLY**

**BREEAM
EXCELLENT**

**EMPLOYEE
AMENITY
SPACE**

55
TRAILER
PARKING SPACES

21M
CLEAR INTERNAL
HEIGHT



227
CAR PARKING
SPACES



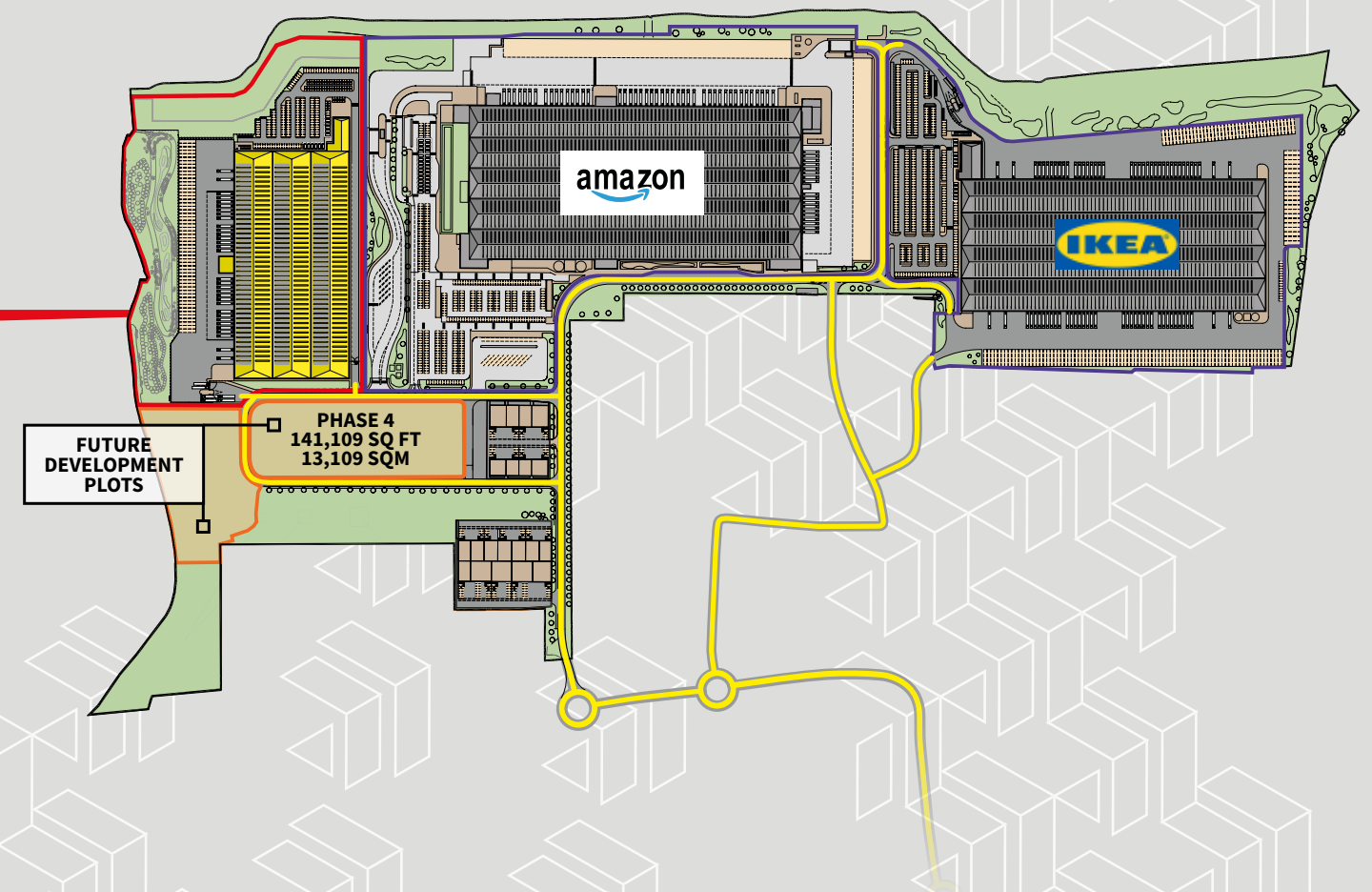
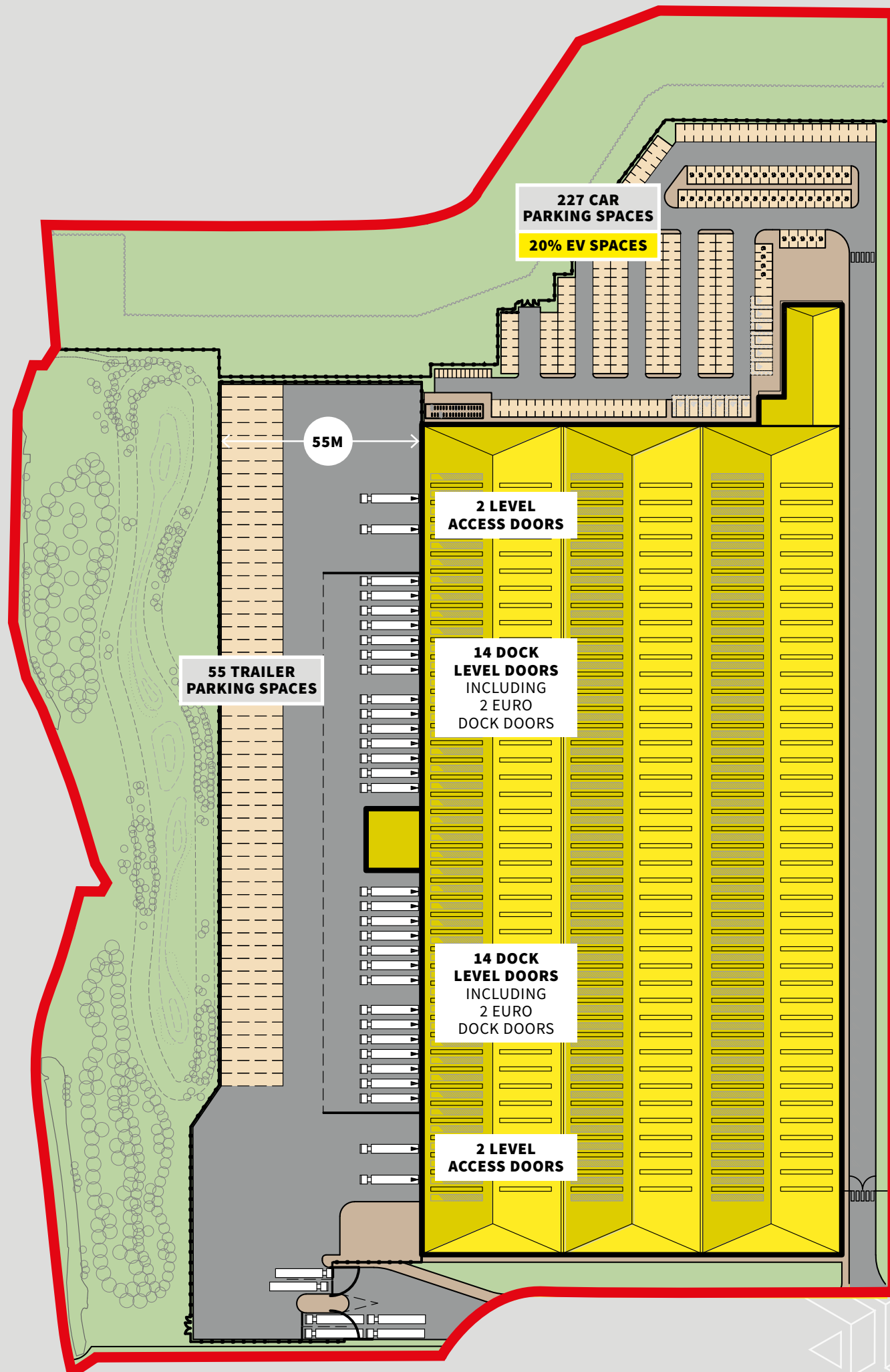


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AVAILABLE FOR IMMEDIATE OCCUPATION

Warehouse	281,111 sq ft
3 Storey Offices	17,814 sq ft
2 Storey Hub Offices	5,271 sq ft
Total Area (GIA)	304,196 sq ft



DEMOGRAPHICS



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WITHIN 30 MINUTES DRIVE OF THE SITE

TOTAL POPULATION	WORKING AGE POPULATION (15-64)	ECONOMICALLY ACTIVE
1,263,775	822,851	638,820

WITHIN 60 MINUTES DRIVE OF THE SITE

TOTAL POPULATION	WORKING AGE POPULATION (15-64)	ECONOMICALLY ACTIVE
6,164,650	4,131,940	3,208,977

SOURCE: 2018 REGENERIS REPORT



RIVERSIDE
PATH
OPENED UP TO
PEDESTRIANS,
CYCLISTS
AND EMPLOYEES



OFFICES
WITH
BALCONY
AND RIVERSIDE
VIEWS



EMPLOYEE
ON-SITE
CYCLE
SCHEME



ON-SITE
POCKET
PARK
BREAKOUT
SPACE

POWERING SUSTAINABILITY

99%
OF MATERIAL FROM THE
FORMER POWER STATION
HAS BEEN RECYCLED

54,000
TONNES OF
DEMOLITION WASTE
HAS BEEN RECYCLED/
REUSED ON SITE

THE EQUIVALENT OF
2M TONNES
OF CO₂ SAVED FROM
RECYCLED MATERIAL

HABITAT PROVIDED
FOR UP TO
1M BEES

CREATION OF
**GREEN
WALL**
ALONG THE RIVERSIDE WALK

6 ACRES
OF OPEN SPACE
FOR BIODIVERSITY
IMPROVEMENTS

**ROOF
READY**
FOR PV
INSTALLATION

**BREEAM
EXCELLENT**

20%
EV PARKING
SPACES



POWERING YOUR EV OPERATIONS

5MVA EV POWER
CHARGING YOUR FLEET OF UP TO:


156
VANS

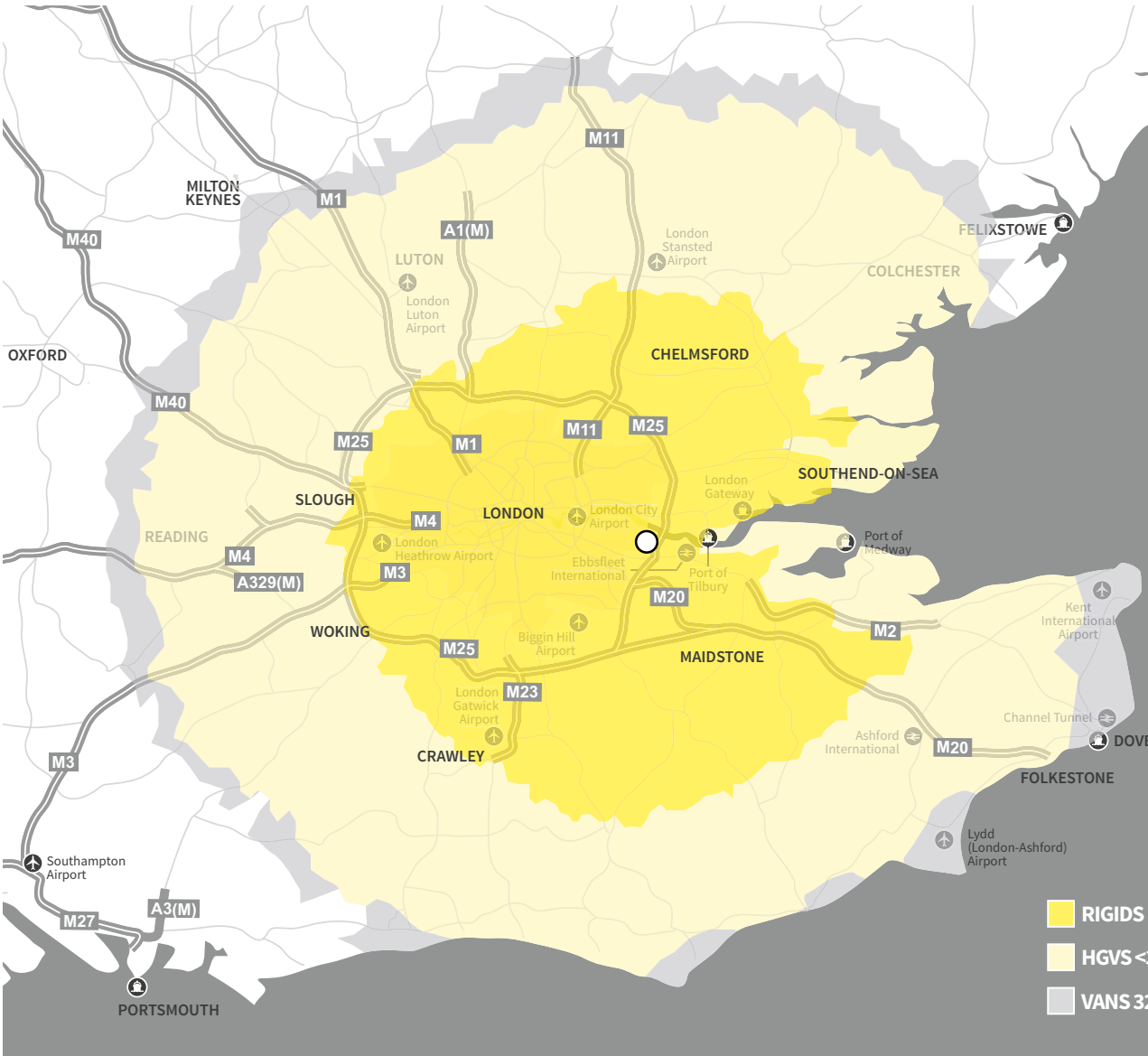
OR



66
RIGIDS

OR


33
HGVs

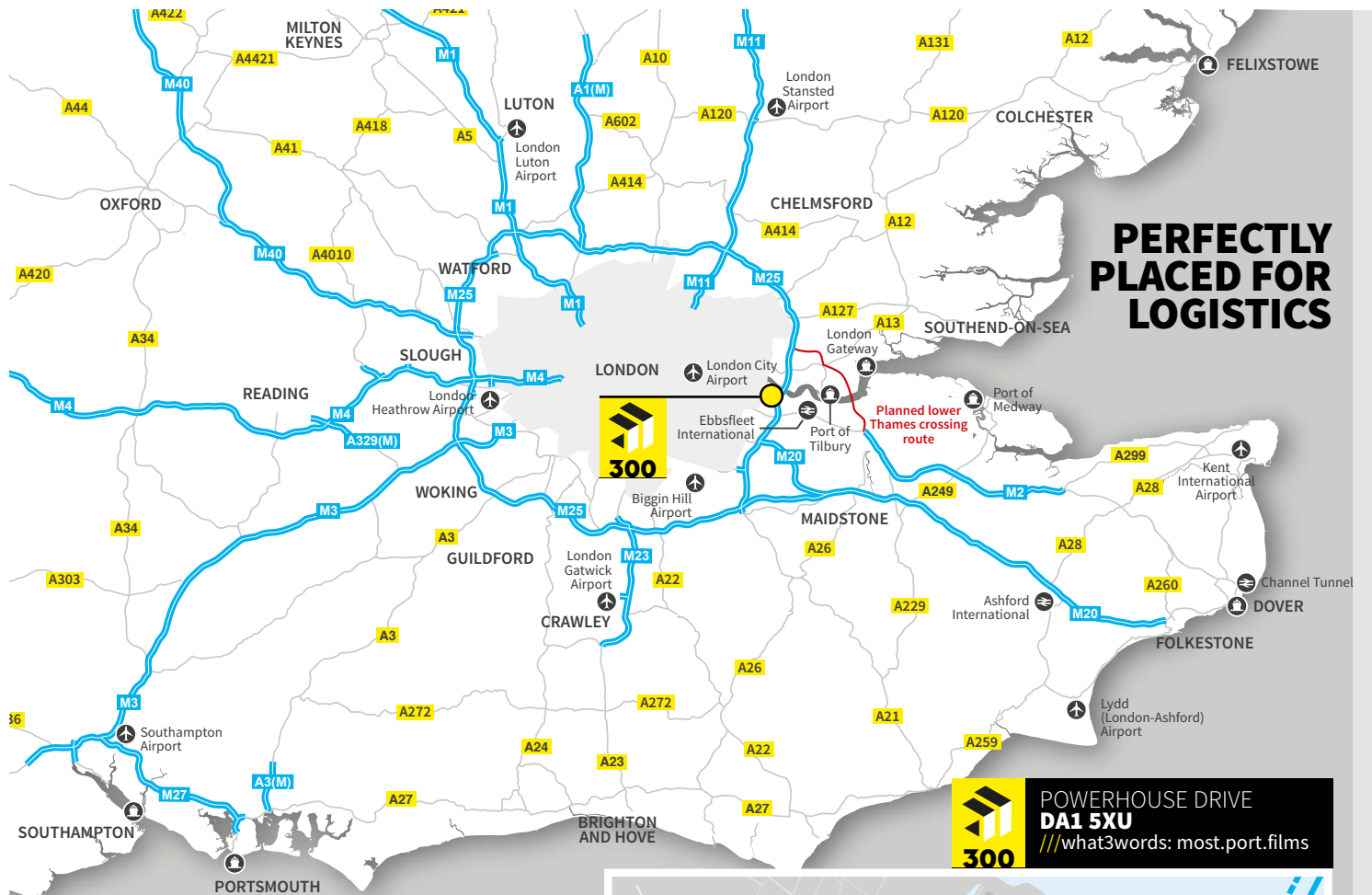
Based on warehouse operation power requirement of 1000kwh, vehicle range of 320km, 10-hour shift





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Strategically located on the M25 close to the Dartford Crossing, The Powerhouse.London has direct access to Central London and the South East.

DRIVE DISTANCES

Ebbsfleet International Station	7 miles
Port of Tilbury	12 miles
London Gateway	14 miles
London City Airport	16 miles
Central London	20 miles
London Stansted Airport	38 miles
London Gatwick Airport	39 miles
Ashford International Station	44 miles
Channel Tunnel	56 miles
London Luton Airport	57 miles
Port of Dover	61 miles
Port of Felixstowe	79 miles
Portsmouth International Port	93 miles
Port of Southampton	98 miles



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