

Unit 8 – 21,766 SQ FT
Fully Refurbished Grade A Industrial Unit



MASTHEAD INDUSTRIAL ESTATE

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STRATEGICALLY LOCATED ON THE M25

The property is situated in a prominent location on Masthead Industrial Estate 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, Burger King, a pub and three hotels.



FULLY REFURBISHED GRADE A INDUSTRIAL UNIT UNIT 8 - 21,766 SQ FT

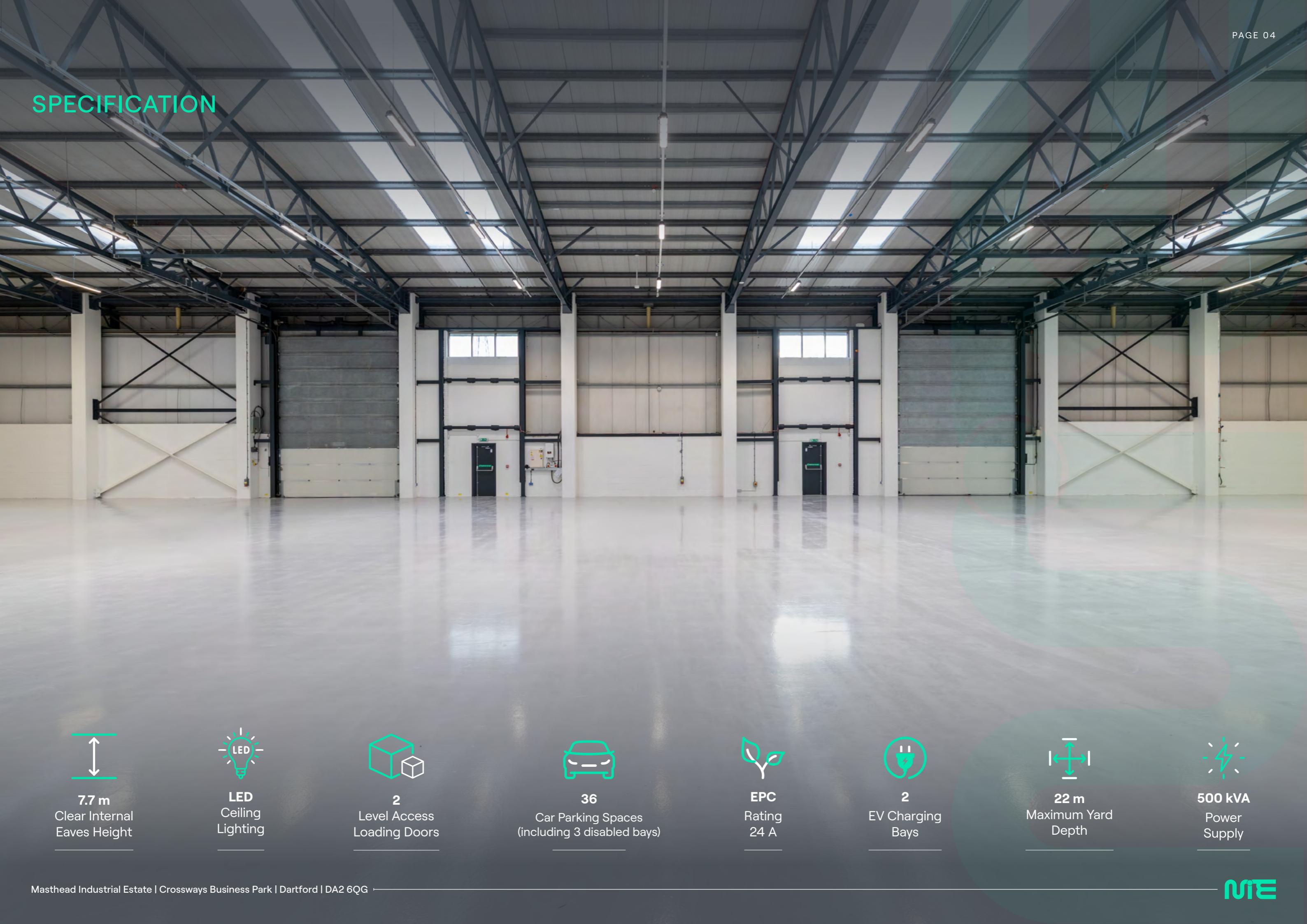


Unit 8 is a modern detached warehouse that sits on its own self-contained site and has now been fully refurbished to a high standard. The warehouse benefits from two full-height roller shutter doors accessed off a secure yard and an eaves height of 7.7 metres. The offices are on the first floor and comprise an open-plan space, which is air-conditioned and benefits from carpeting and a suspended ceiling with new LED lighting.

The accommodation provides the following Gross External Floor Areas:

Unit 8	SQ FT
Warehouse	16,273
Ground Floor Reception / Amenities	1,508
FF Offices	3,985
TOTAL	21,766

SPECIFICATION



7.7 m
Clear Internal
Eaves Height



LED
Ceiling
Lighting



2
Level Access
Loading Doors



36
Car Parking Spaces
(including 3 disabled bays)



EPC
Rating
24 A



2
EV Charging
Bays



22 m
Maximum Yard
Depth



500 kVA
Power
Supply

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

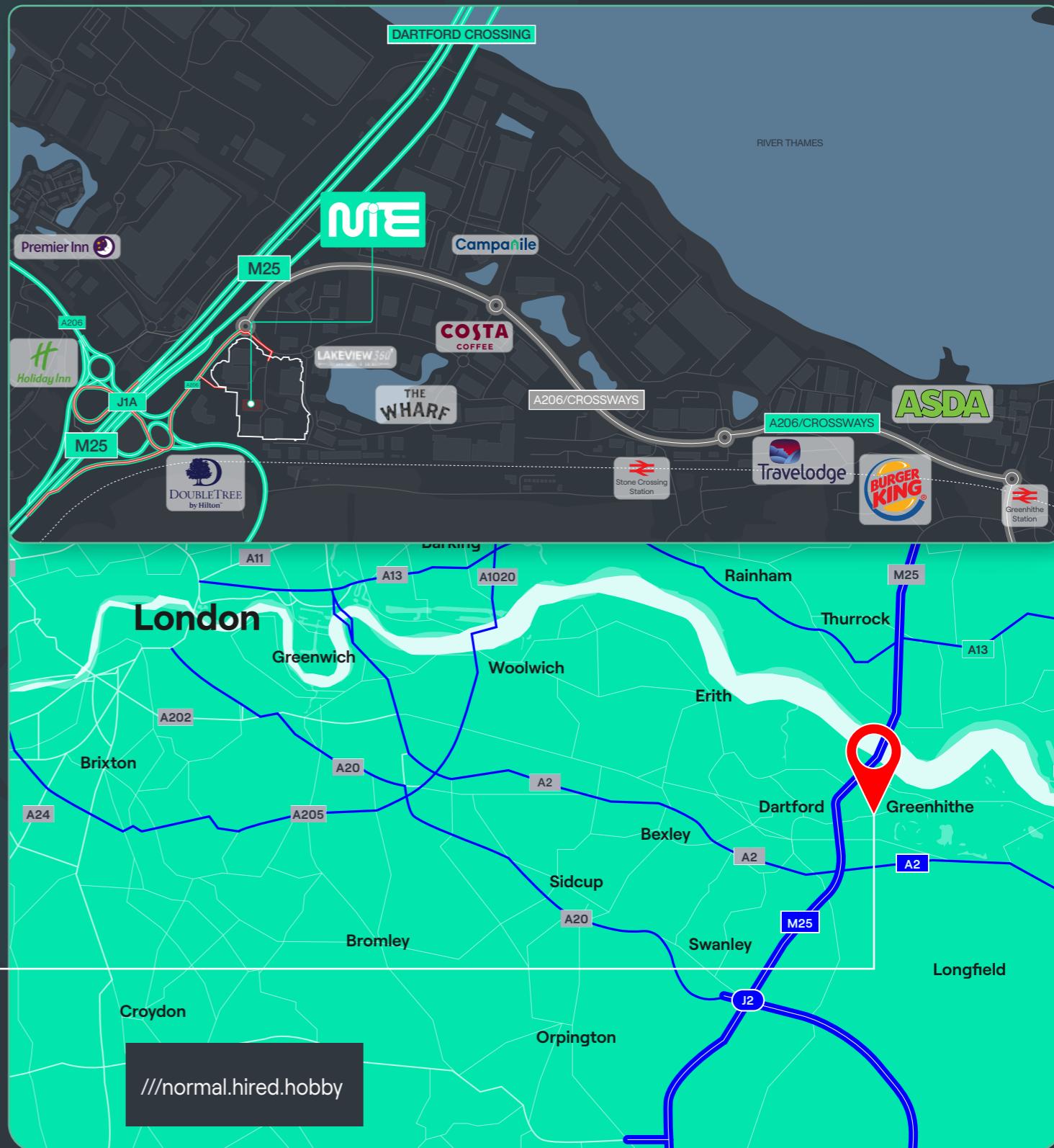
Unmatched Reach: 29.80% of the UK's total population accessed within a 90 minute drive.

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



AERIAL





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.

Rent

Quoting terms upon request.

Business Rates

Available on request.

EPC

EPC Rating 24 A.

For further information, please contact the joint agents below:

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