

# NEWTON'S COURT

DARTFORD DA2 6QL

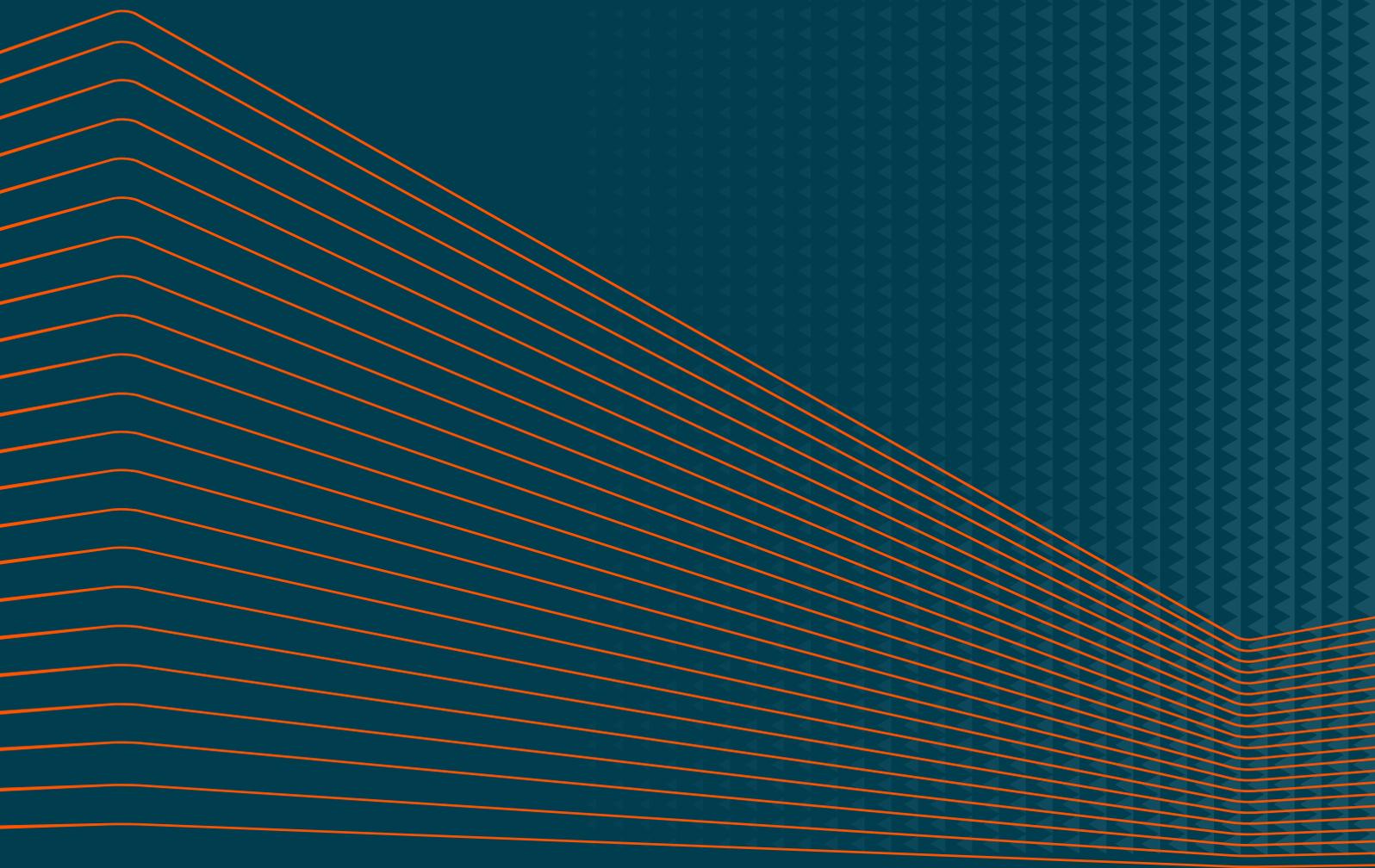
J1A M25

## UNIT 12

71,291 sq ft warehouse

Recently refurbished to Grade A specification

**TO LET**





1 MILE FROM JUNCTION J1A M25

SECURE AND  
SELF CONTAINED SITE

OVER 1.3M HOUSEHOLDS WITHIN  
A 25 MINUTE DRIVE

CLOSE PROXIMITY TO M25 AND  
CENTRAL LONDON

LOCAL OCCUPIERS  
INCLUDE, KUEHNE + NAGEL  
SAINSBURY'S, ASDA  
AND AMAZON

# STRATEGICALLY LOCATED

**Unit 12 Newton's Court** comprises 71,291 sq ft of high specification warehouse space. Situated in the established Crossways Business Park adjacent to the A206 and just 1 mile from J1A M25 Unit 12 offers easy access to central London and the wider UK motorway network.



**SPECIFICATION**

-  **8m clear internal height**

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-  **27m yard depth**

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-  **Infrastructure for EV charging points**

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-  **Power supply of 450kVA with up to 1.5MVA available immediately**

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-  **Secure and self contained site**

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-  **4 dock level doors**

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-  **2 level access doors**

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-  **PV panels**

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-  **Private parking**

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-  **EPC A**

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-  **LED lighting throughout**

LOCAL AMENITIES INCLUDE: COSTA, BURGER KING, ASDA, LAKESIDE CAFE AND THE WHARF PUBLIC HOUSE

  
**SOLAR**  
PVs

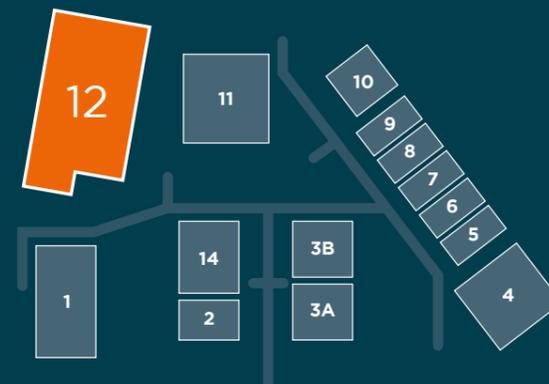
  
**8M**  
EAVES HEIGHT

  
**LED**  
LIGHTING  
THROUGHOUT

  
**6 LOADING**  
**DOORS**  
(4 DOCK + 2 LEVEL  
ACCESS)



Newton's Court



**Schedule of Accommodation**  
(approx GEA)

	sq ft	sq m
<b>UNIT 12</b>		
Warehouse	64,890	6,028.5
First Floor	6,401	594.7
<b>Total</b>	<b>71,291</b>	<b>6,623.2</b>



Positioned on the outskirts of Dartford just 1 mile from J1A M25, Unit 12 provides excellent access to central London, the A2 and the wider UK motorway network.

Whilst Stone Crossing and Greenhithe train stations are both within walking distance offering regular services to/from central London.



# READY TO WORK

Unit 12 benefits from a ready to work local labour force of over 200,000 people of which 9.9% work in the transport and storage industry, more than 5% higher than the UK average.

Local working age population **229,800**



Households within a 25 minute drive **1.3M+**



Local population employed in transport and storage



\*Source Nomis Dartford & Bexley combined

## POSITIONED TO DELIVER



### KEY LOCATIONS

	Miles	Drive time	Miles	Drive time	
J1A M25	1	3 mins	A13	17.7	26 mins
A2	2.8	6 mins	London	22.6	52 mins
Bluewater Shopping Centre	2.9	7 mins	Central London	23	40 mins
M20	6.3	9 mins	West End London	24	40 mins
Gravesend	6.3	18 mins	Dover	59	1 hr 4 mins



### TRAINS/BUS STOPS

	Miles	Drive time
Stone Crossing	0.9	3 mins
Greenhithe	1.4	4 mins
Dartford	3.7	12 mins
Ebbsfleet Intr	4.6	13 mins



### AIRPORTS/PORTS

	Miles	Drive time
London City	17.4	30 mins
Southend	26.8	42 mins
Gatwick	34.1	35 mins
Heathrow	55.4	54 mins



## TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

For further information contact the letting agents:



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