

The background of the entire page is a dark blue gradient. Overlaid on this are several concentric, light blue arcs that are centered horizontally. These arcs are of varying radii and are partially cut off at the top and bottom edges of the frame, creating a sense of depth and movement. The word 'RADIUS' is centered in the upper half of the image, with the 'A' and 'I' in white and the 'D' in a light blue color that matches the arcs.

RADIUS

REFURBISHED OFFICES TO LET
WITH DIRECT ACCESS TO JUNCTION 1A / M25

DARTFORD - DA2 6QH
RADIUS-CROSSWAYS.CO.UK

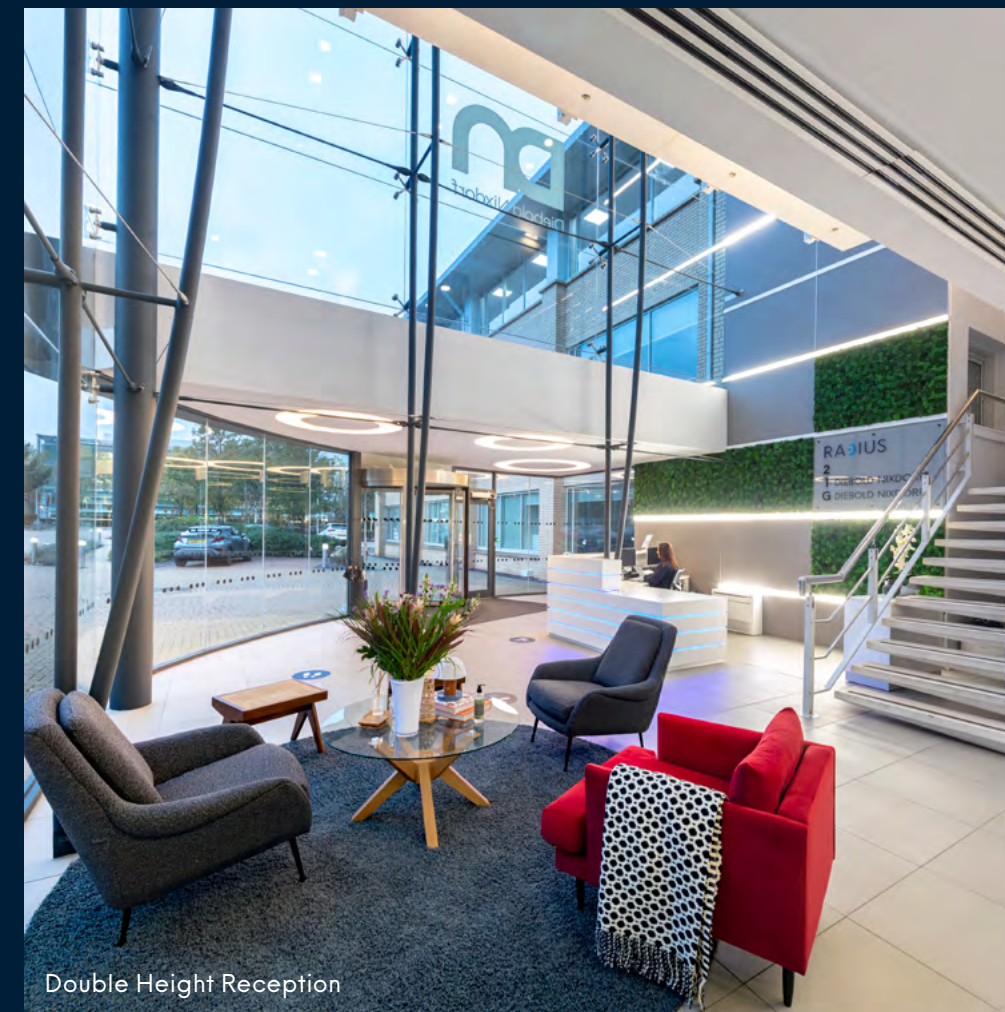
AT THE HEART OF CROSSWAYS BUSINESS PARK

Radius is an impressive three storey headquarters office building totalling 38,784 sq ft and occupies a prominent position on Crossways Business Park with excellent views across Cotton Lake.

The building has recently been refurbished to an extremely high standard and affords excellent on-site car parking with 198 spaces equating to a ratio of 1:195 sq ft.



Building Entrance



Double Height Reception

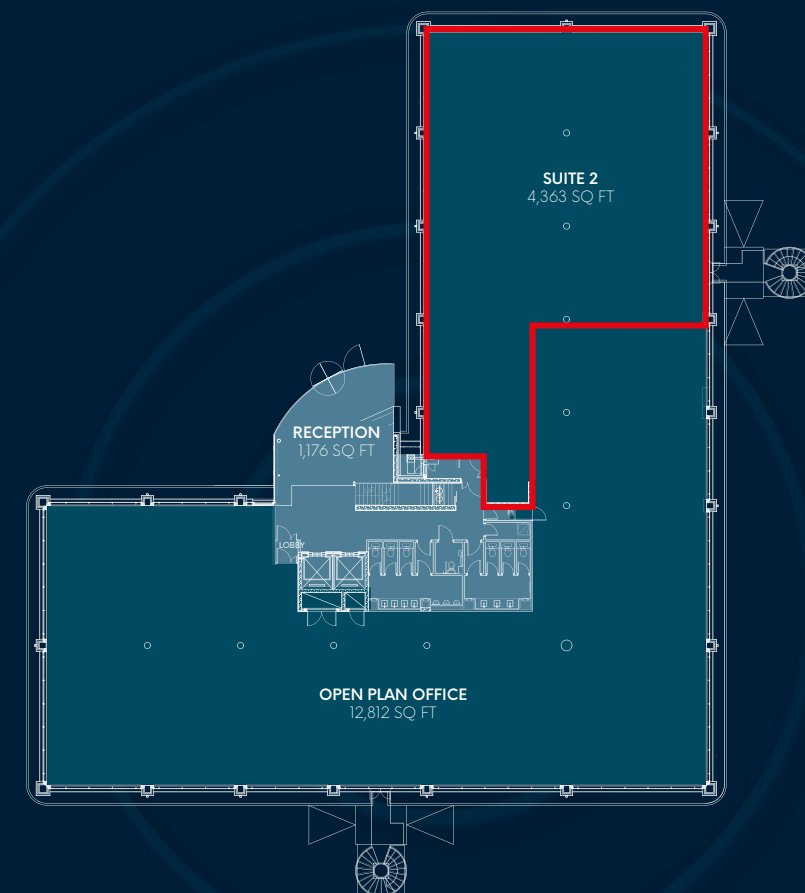


Second floor fitted break out area

SECOND FLOOR, SUITE 2 IS AVAILABLE FROM 4,363 SQ FT.

The specification includes:

- New VRF air conditioning system (1:8 sq m occupational density)
- New full access raised floors
- New suspended ceilings with LED lighting on PIR motion sensors
- Fitted kitchen/breakout area
- New fully glazed double height feature reception
- 2x8 person passenger lifts
- Refurbished male, female & disabled WCs
- Shower facilities
- EPC rating A
- 66 car spaces



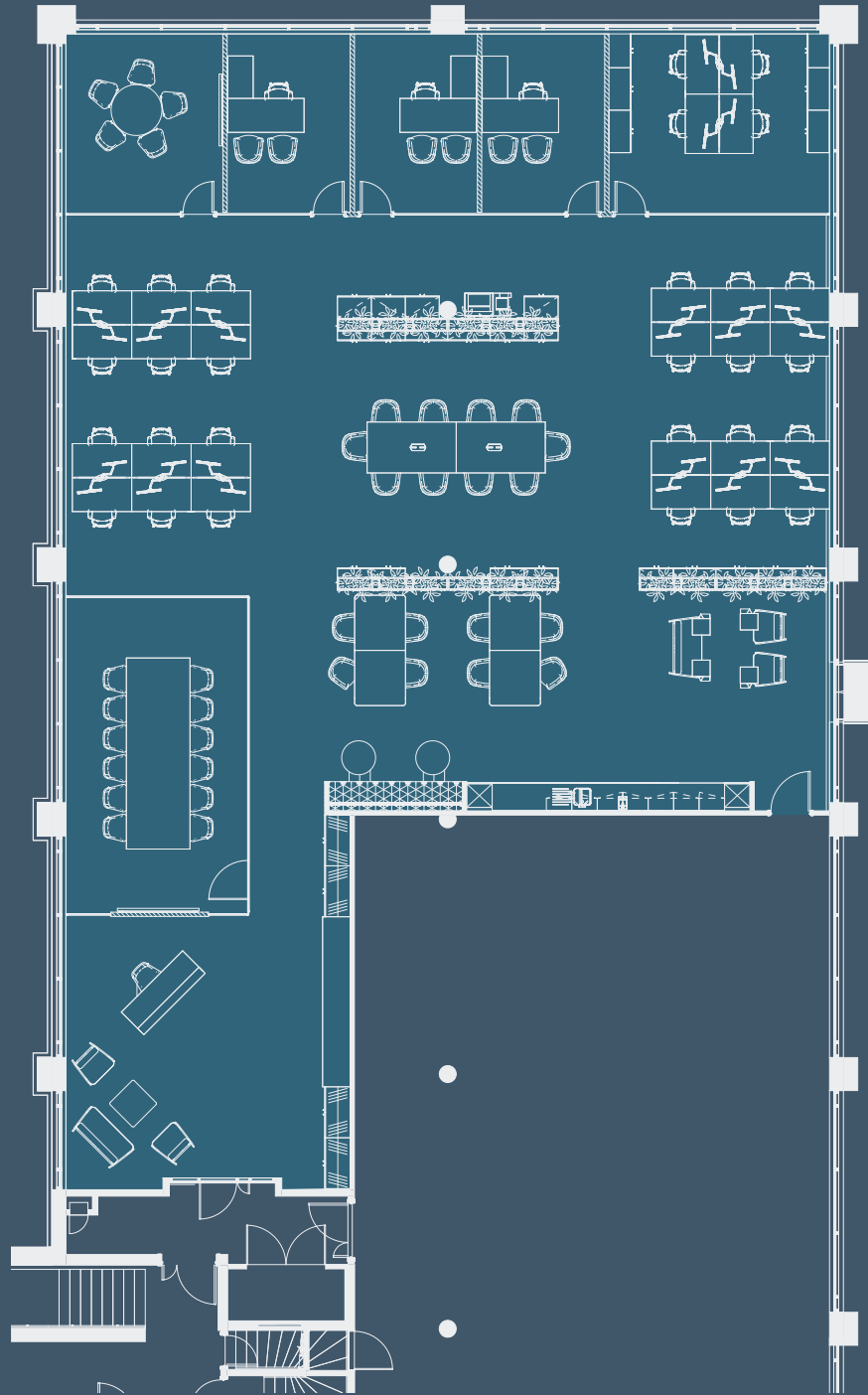
Refurbished second floor offices

SPACE PLAN

OPTION ONE

4,363 SQ FT

Indicative layout
Not to Scale



SPACE A

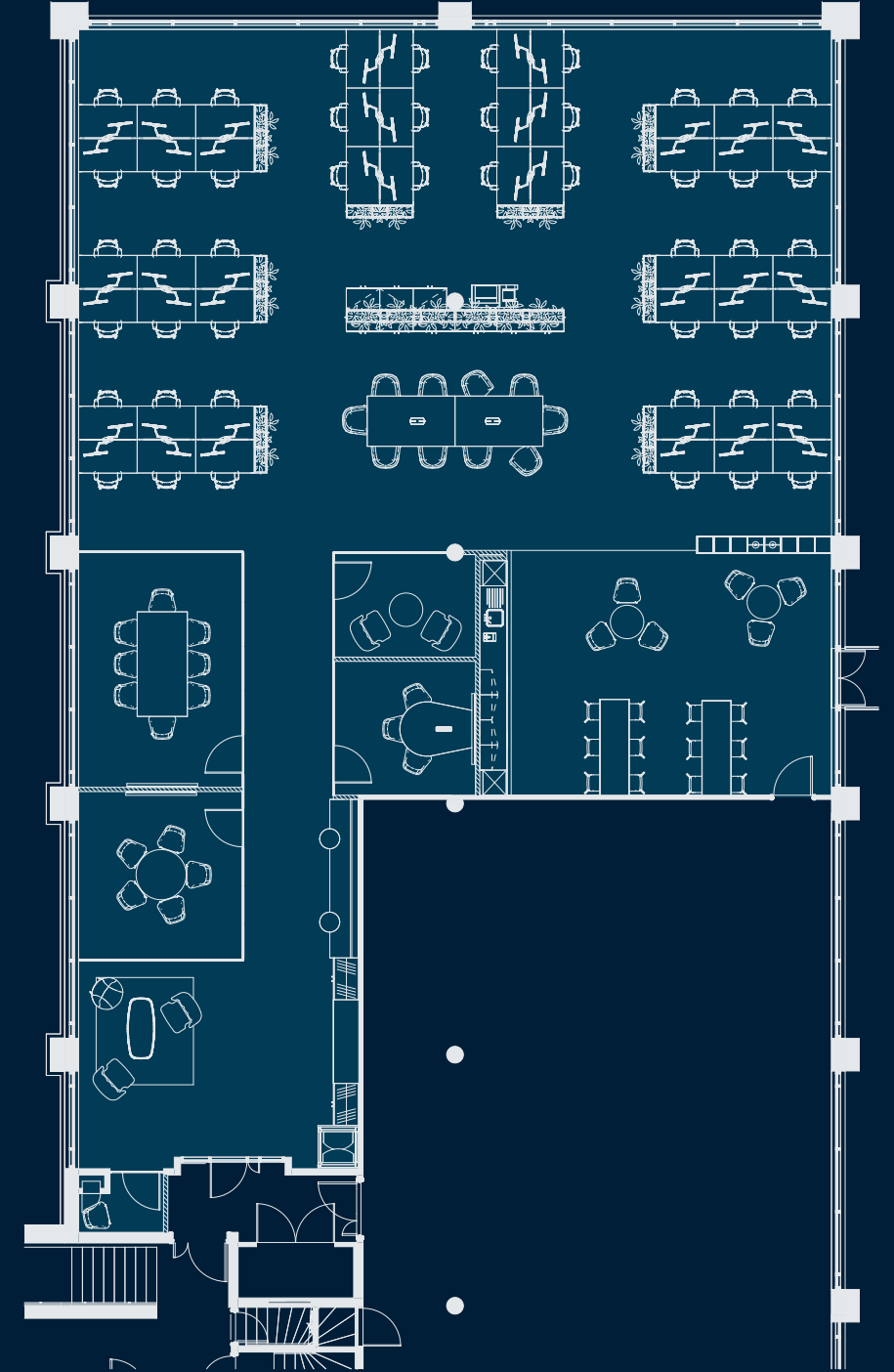
- 1x Reception / Waiting Area (2 Person)
- 1x Meeting Room (5 Person)
- 1x Board Room (12 Person)
- 1x Collaboration Area (10 Person)
- 1x Open Plan Office (24 Person)
- 3x Private Office (1 Person)
- 1x Accounts Office (4 Person)
- 1x Print Zone
- 2x Cloaks
- 1x Tea Point
- 1x Breakout Seating
- 1x Coffee Point
- 1x Banquette Seating

SPACE PLAN

OPTION TWO

4,363 SQ FT

Indicative layout
Not to Scale



SPACE A

- 1x Reception / Waiting Area (2 Person)
- 1x Meeting Room (5 Person)
- 1x Meeting Room (8 Person)
- 1x Meeting Room (3 Person)
- 1x Collaboration Area (10 Person)
- 1x Open Plan Office (48 Person)
- 1x VC Office (3 Person)
- 1x Print Zone
- 2x Phone Booths
- 2x Cloaks
- 1x Tea Point
- 1x Breakout Seating
- 1x Coffee Point
- 1x Banquette Seating

DIRECT ACCESS TO THE M25



M25

DARTFORD TUNNEL

QEII BRIDGE

A206

ANCHOR BOULEVARD

M25 J1A

RADIUS




STONE CROSSING
STATION

20 MILES OUTSIDE CENTRAL LONDON

Crossways Business Park is located on the outskirts of Dartford next to junction 1A of the M25 motorway. The park's strategic location affords excellent access to the M25, A2 and the national motorway network.

Stone Crossing and Greenhithe stations are both within walking distance and offer services to/ from Central London and the Medway towns whilst Ebbsfleet station which is an approximate seven minute drive, offers the High Speed One service to/from London St Pancras as well as the Eurostar service to the continent.

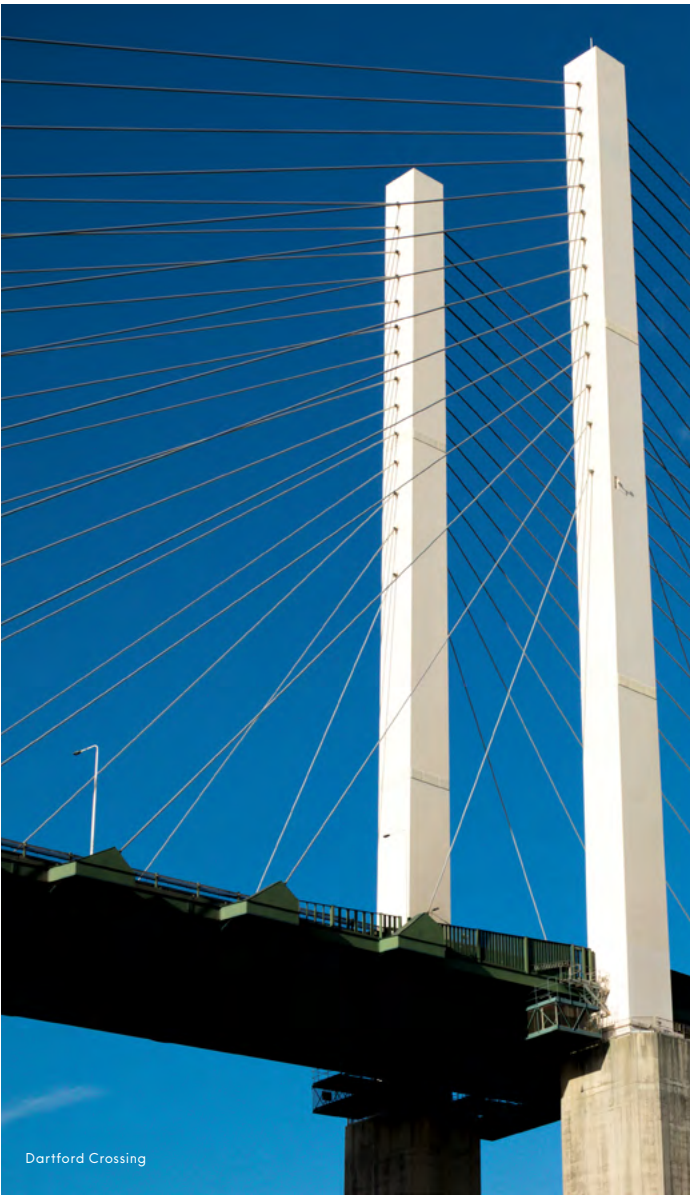
HOW DO I GET THERE?

CAR			
Dartford	3.7 miles	12 mins	
Gravesend	6.3 miles	18 mins	
London	22.6 miles	52 mins	
Dover	59 miles	1 hr 4 mins	
AIR			
London City	17.4 miles	30 mins	
Southend	26.8 miles	42 mins	
Gatwick	34.1 miles	35 mins	
Heathrow	55.4 miles	54 mins	
TRAIN			
Stone Crossing	0.9 miles	3 mins	
Greenhithe	1.4 miles	4 mins	
Dartford	2.8 miles	10 mins	
Ebbsfleet Intr	4.6 miles	13 mins	



BLUEWATER SHOPPING ON YOUR DOORSTEP

Crossways Business Park has several popular amenities, including on site Costa Coffee and The Wharf public house, as well as a wide range of local hotels, cafes and bars. Bluewater shopping centre is only 1.5 miles away with over 300 stores, bars, cafes and restaurants. There are c.13,000 free car parking spaces making Bluewater a perfect lunch time or afterwork destination.



Travelodge



Campaⁿⁱle

ASDA



Letting Enquiries



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