

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

NOTABLE LOCAL
OCCUPIERS INCLUDE

FURNITURE
Village

DHL

ASDA

VALOR PARK
DARTFORD 33

CROSSWATER

EUROPA

AMAZON

NISSAN

MERCEDES-BENZ

SAINSBURY'S

IKEA

M25 J30

A282 QUEEN ELIZABETH II BRIDGE

A282

A206

DX DELIVERY

FURLONG FLOORING

FURNITURE VILLAGE

DHL

DACHSER

TRAVELODGE

DAVIES TURNER & CO

ASDA

TESLA

COSTA COFFEE

LOCAL AMENITIES



Travelodge



THE
WHARF

Hilton

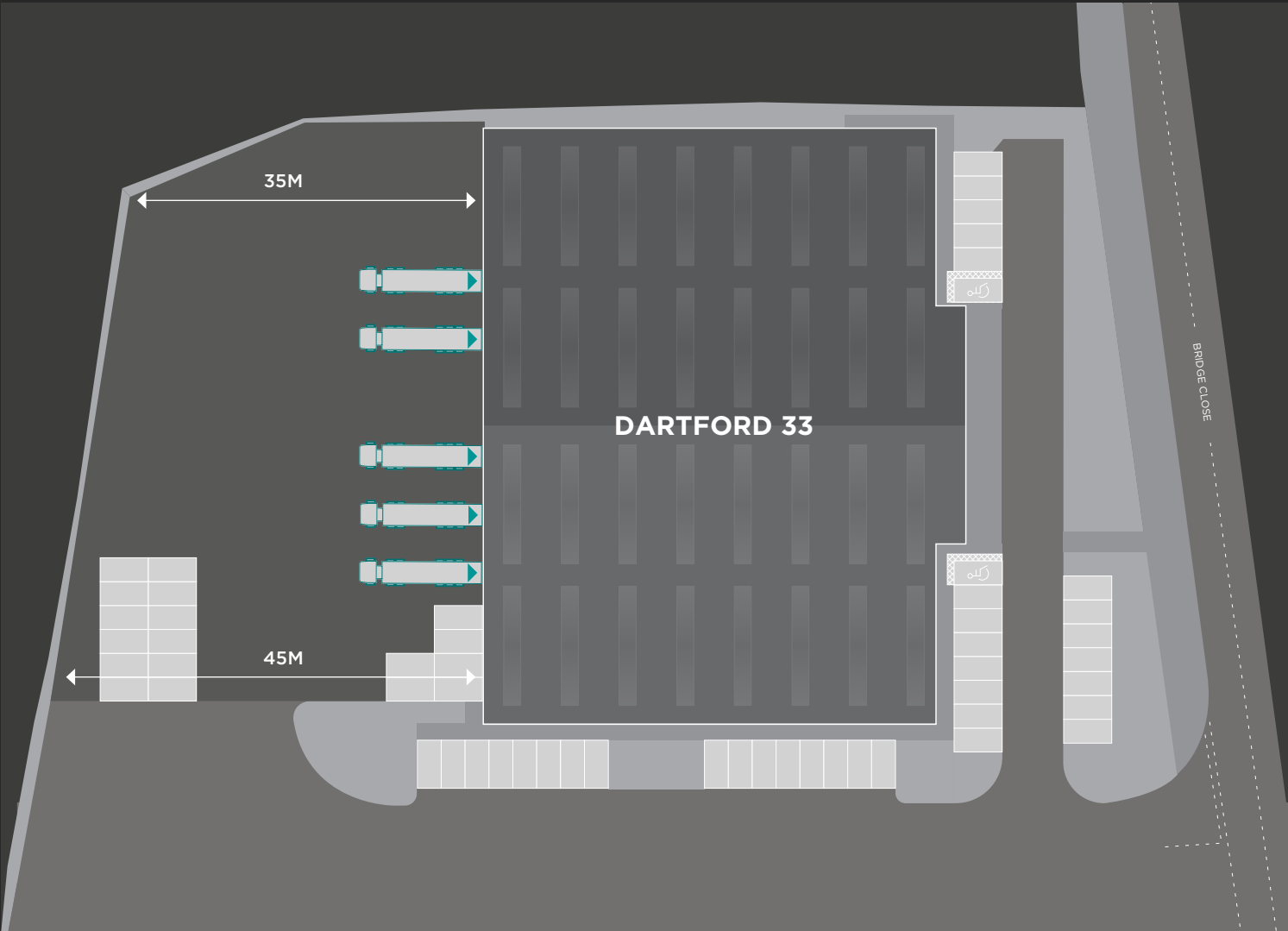
33,651 SQ FT

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	31,889	2,962.6
Total	33,651	3,126.3



REFURBISHED
FIRST FLOOR
OFFICES



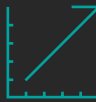
45 CAR PARKING
SPACES



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'



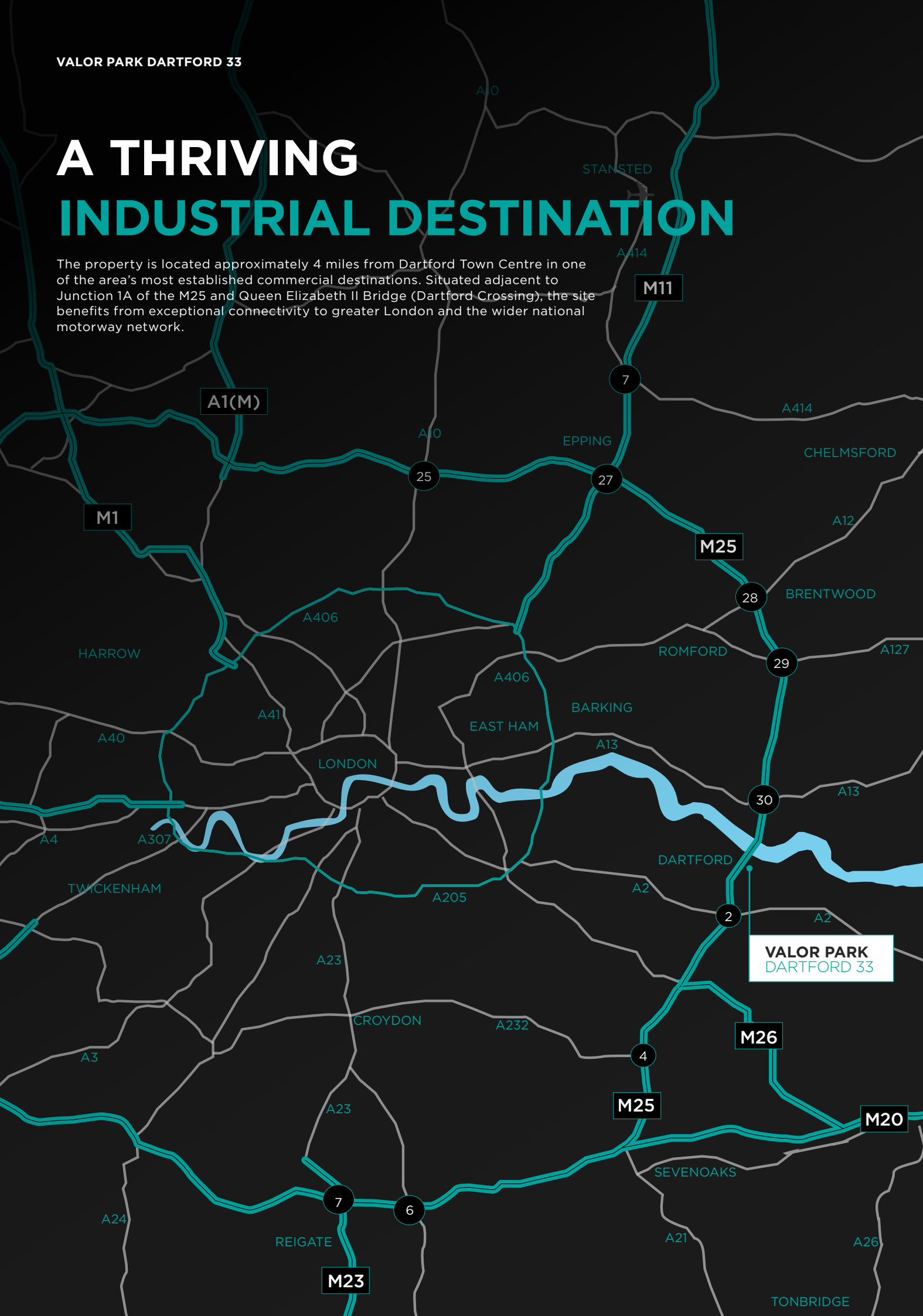
CLOSE PROXIMITY
TO M25



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*

13.1%

OF THE LOCAL
POPULATION EMPLOYED
IN TRANSPORT AND
STORAGE SECTORS

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

125,011

POPULATION
WITHIN
DARTFORD



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
Ebbfleet 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:



STEPHEN RICHMOND
07771 900 682
stephen.richmond@ryan.com
STEWART SMITH
07841 460 308
stewart.smith@ryan.com



ALICE HAMPDEN-SMITH
07508 371 884
alice.hampden-smith@dtre.com
OSCAR BRYAN
07483 068 035
oscar.bryan@dtre.com

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ryan & DTRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Montagu Evans & Ryan nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. January 2026.