

EPC RATING: A

Riverbridge House

CROSSWAYS BUSINESS PARK, DARTFORD, KENT, DA2 6SL

REFURBISHED AIR CONDITIONED OFFICE SUITES AVAILABLE FROM 1,500 TO 27,558 SQ FT SET WITHIN AN ESTABLISHED BUSINESS PARK

riverbridgehouse-crossways.co.uk



Riverbridge House

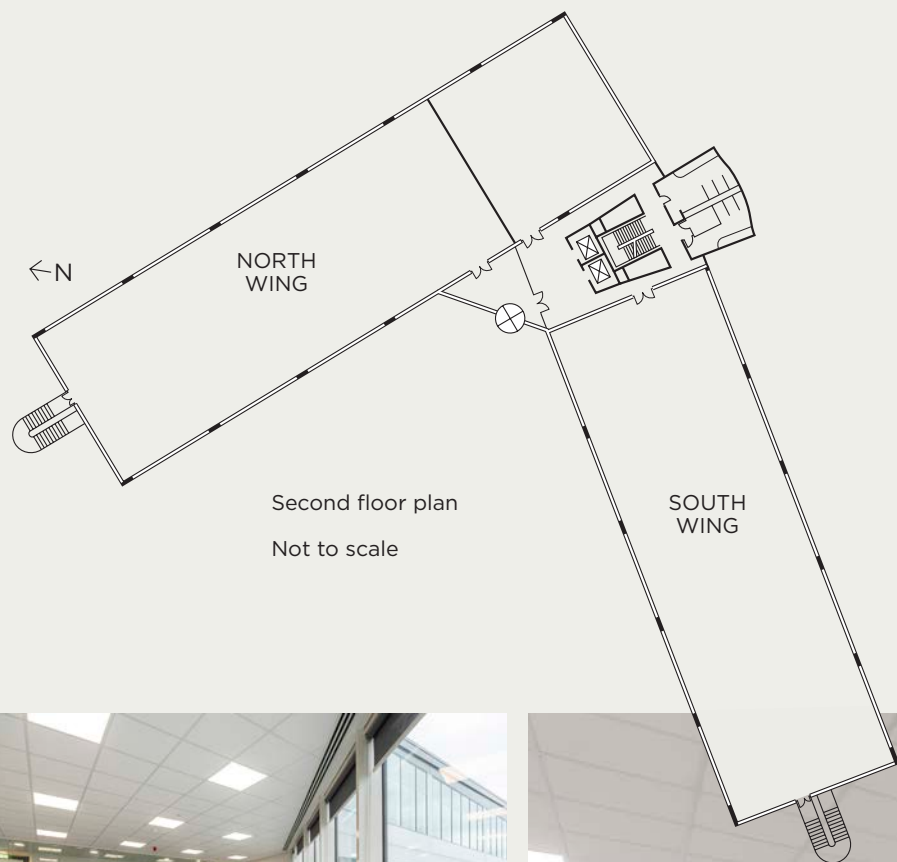
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Located in a prominent position on Crossways Business Park, adjacent to J1a M25.

DESCRIPTION

Riverbridge House is an imposing four storey office building, located in the centre of Crossways Business Park. Suites within the building provide open plan, air-conditioned accommodation across a range of sizes. The building is serviced by two 13 person passenger lifts and there are separate male and female WCs on each floor. Externally the landscaped grounds of the Crossways Business Park provide a relaxed business environment, with excellent road and public transport links to local infrastructure.





ACCOMMODATION

Floor (net internal areas)	sq ft	sq m
Third (South - Suite C)	7,460	693.06
Second (North - Suite D)	5,904	548.50
Second (South - Suite F)	1,500	139.35
First (North - Suite H)	8,940	830.55
Ground (South - Suite K)	3,754	348.74
Total	27,558	2,560.20



SPECIFICATION

- Comprehensively refurbished reception area and common parts
- Four pipe fan-coil air conditioning
- EPC Rating: A
- 2x13 person passenger lifts
- Manned reception
- 24 hour access
- Male & Female WC facilities on each floor
- DDA compliant WC facilities
- Shower facilities
- Suspended ceilings with modern LED lighting to refurbished office suites
- Full access raised floors with 150mm void
- Car parking ratio 1:185 sq ft



Photos showing a typical fit-out.

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LOCATION

Riverbridge House, is located in a prominent position on Crossways Business Park, just off junction 1a of the M25 and close to Bluewater Shopping Centre and Ebbsfleet International station.

Local amenities include three hotels, The Wharf pub, ASDA superstore with pharmacy and petrol station, Burger King and Costa Coffee.

Other occupiers on Crossways include Wincor Nixdorf, Regus, Laing O'Rourke, Kuehne & Nagel, Mazda, Tesla and Bellway.

TRAVEL

Rail

Stratford International (from Ebbsfleet)	10 mins
London St Pancras (from Ebbsfleet)	18 mins
London Charing Cross (from Stone Crossing)	51 mins

Bus (Fastrack)

Greenhithe Station	4 mins
Bluewater Shopping Centre	9 mins
Ebbsfleet International	20 mins

Air

London City	18 miles
Gatwick	38 miles
Stansted	48 miles
Heathrow	60 miles



Local amenities

- 1 Costa Coffee
- 2 Lakeside 360
- 3 The Wharf Public House
- 4 Campanile Hotel
- 5 Holiday Inn Express
- 6 Travelodge
- 7 Burger King
- 8 Asda Superstore & Filling Station
- 9 Hilton

TERMS

Upon application.

VIEWING

By appointment through the joint sole agents.

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Compiled March 2024.

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