

UNIT A - DARTFORD

75,277 SQ FT (6,993 SQ M)

Brand New Grade A Industrial/
Logistics Warehouse Unit

DARTFORD DA1 5FD

READY FOR OCCUPATION





UNIT A
75,277 SQ FT

44M
YARD DEPTH

2
SURFACE LEVEL
LOADING DOORS

5
DOCK LEVEL
LOADING DOORS

J1A M25 - 4 MINS

LOCAL OCCUPIERS:




75,277 SQ FT
SECURE
ACCOMMODATION


500 KVA
POWER SUPPLY


UP TO 4 MVA
POWER SUPPLY


M25 (J1A)
DIRECT ACCESS TO
THE SOUTH EAST


12M
CLEAR INTERNAL
EAVES HEIGHT

Newly completed Unit A is located at The Bridge, an established business park in an attractive lakeside setting – just moments from the M25 and close to London.

The building offers excellent volume with a minimum clear height of 12m, fully fitted first floor offices, on site car parking and a fully self-contained, secure service yard. The specification is exceptional, with the latest sustainability credentials along with the opportunity to increase the power supply to 4MVA.

A cost saving of circa £44.8k per annum has been calculated due to more efficient equipment and building fabrics.*

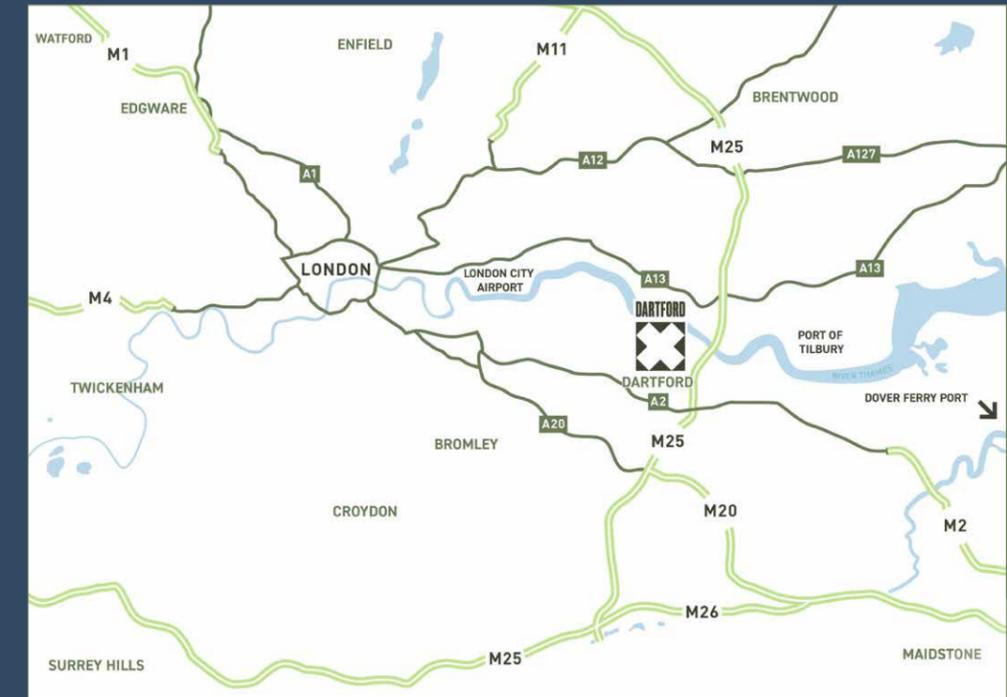
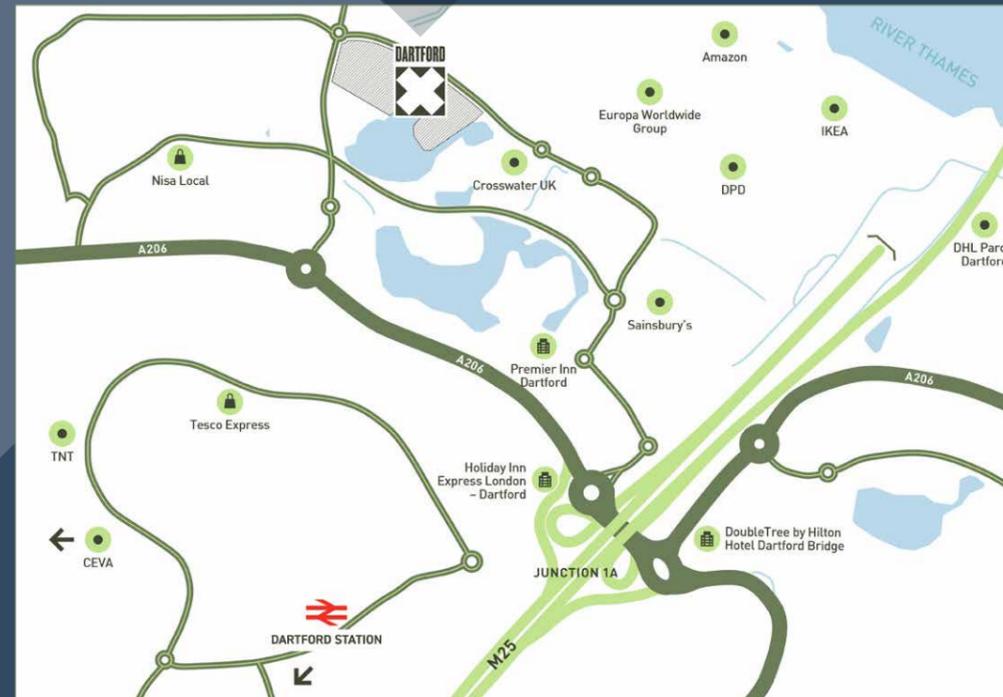
**BE PART OF A
THRIVING BUSINESS
COMMUNITY**

* Estimated cost saving of occupying Unit A, compared to a typical unit of circa 2000-2005.

WELCOME TO DARTFORD 



LET YOUR BUSINESS FLOW AT DARTFORD 



EXCELLENT CONNECTIVITY



ROAD

- ▶ Junction 1A M25, 4 mins, 1 mile
- ▶ A2, A13 and A20, 7 mins, 3.5 miles
- ▶ M11, 27 mins, 20 miles

'Fast Track Dartford' bus to

- ▶ Bluewater Shopping Centre
21 mins
- ▶ Dartford Station, 17 mins
- ▶ Ebbsfleet International Station
34 mins



RAIL

- ▶ **Dartford Station**
9 mins, 3 miles
- ▶ **Ebbsfleet International Station**
14 mins, 7.5 miles



SEA

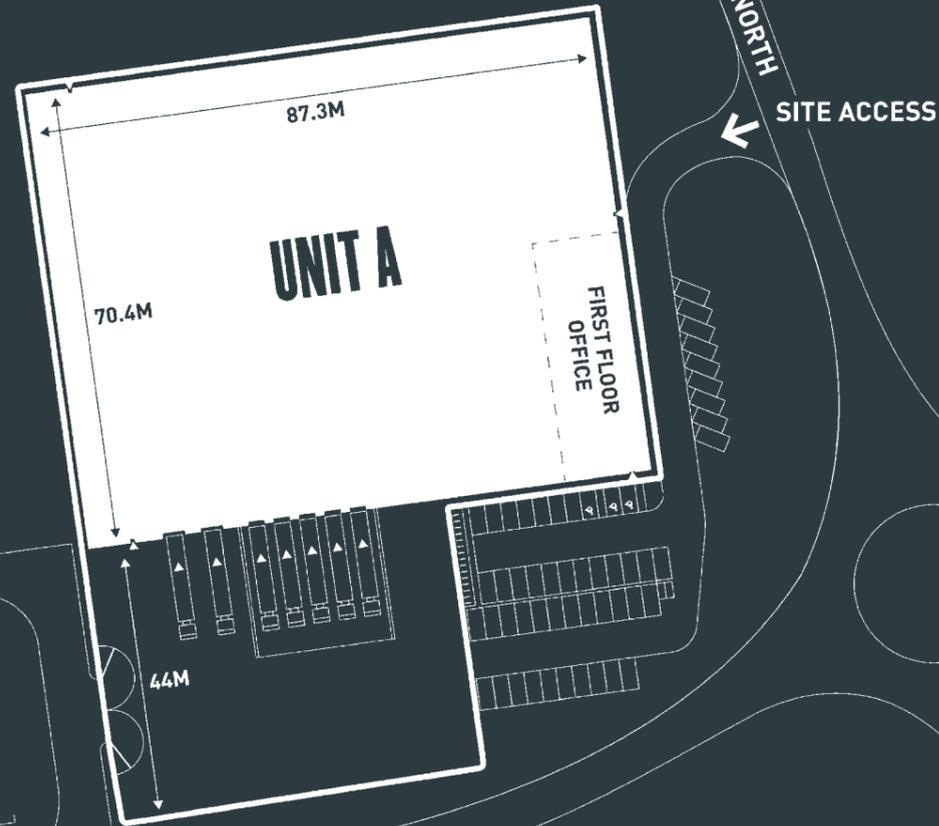
- ▶ **4 sea ports within 45 miles**
- ▶ Dover
- ▶ London Gateway
- ▶ Felixstowe
- ▶ Tilbury



AIR

- ▶ **4 airports within 45 miles**
- ▶ London City
- ▶ London Stansted
- ▶ Gatwick
- ▶ Heathrow

75,277 SQ FT OF BRAND NEW SPACE WITH TWO INDEPENDENT ACCESS POINTS



FLOOR AREAS (GEA):

UNIT A	sq ft	sq m
Ground Floor	66,402	6,169
First Floor Office	6,677	620
Second Floor Plant	2,198	204
Total	75,277	6,993

UNIT SPECIFICATION

Minimum clear height 12m	53 car parking spaces
44m deep service yard	8-person lift to first floor level
2 surface level and 5 dock level loading doors	500KVA power supply, with opportunity to increase to 4MVA

SUSTAINABILITY FEATURES

- HIGHLY INSULATED BUILDING WITH REDUCED AIR PERMEABILITY
- EPC A RATING
- WATER SAVING FIXTURES & FITTINGS AND ENERGY EFFICIENT LIFTS
- CONVENIENT PEDESTRIAN AND CYCLE ACCESS WITH CYCLE STORAGE PROVISION
- BREEAM EXCELLENT
- FLEXIBLE ROOF STRUCTURE ALLOWS FOR FUTURE PV EXPANSION
- 10 EVCPS (20% ACTIVE / 80% PASSIVE)
- HIGH-EFFICIENCY HEATING AND COOLING SYSTEMS TO THE OFFICES
- DAYLIGHT SAVING CONTROL ON ALL OFFICE LIGHTING
- 15% ROOF LIGHTS TO WAREHOUSE
- FACTORY PRECISION MANUFACTURED PANELS FOR MINIMAL CONSTRUCTION WASTE
- ATTRACTIVE LAKELAND SETTING



We have achieved The Planet Mark New Development Sustainability Certification for Dartford X



READY FOR YOU TO OCCUPY

TERMS

Available on new full repairing and insuring lease.

Please contact the sole agents for further details.



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DARTFORDX.CO.UK

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Development by:



WRENBRIDGE

RAILPEN