

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



VALOR PARK
DARTFORD 33

CROSSWATER

EUROPA

AMAZON

NISSAN

MERCEDES-BENZ

SAINSBURY'S

IKEA

TESLA

A282

A282 QUEEN ELIZABETH II BRIDGE

M25 J30

DX DELIVERY

FURLONG FLOORING

FURNITURE VILLAGE

DHL

DACHSER

DAVIES TURNER & CO

TRAVELODGE

A206

ASDA

COSTA COFFEE

NOTABLE LOCAL
OCCUPIERS INCLUDE

FURNITURE
Village

DHL

ASDA

LOCAL AMENITIES

COSTA
COFFEE

Travelodge

BURGER
KING

THE
WHARF

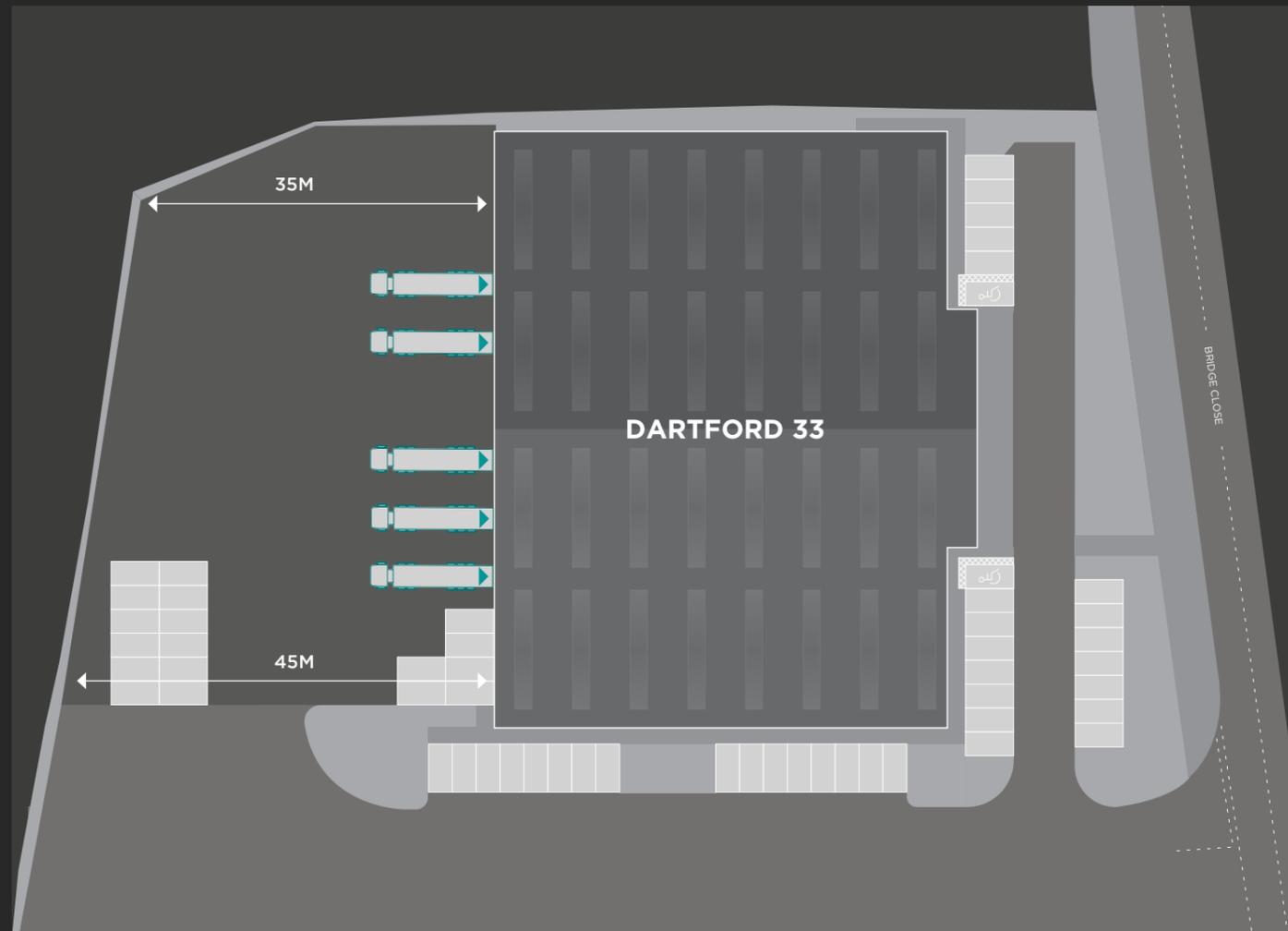
Hilton

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'

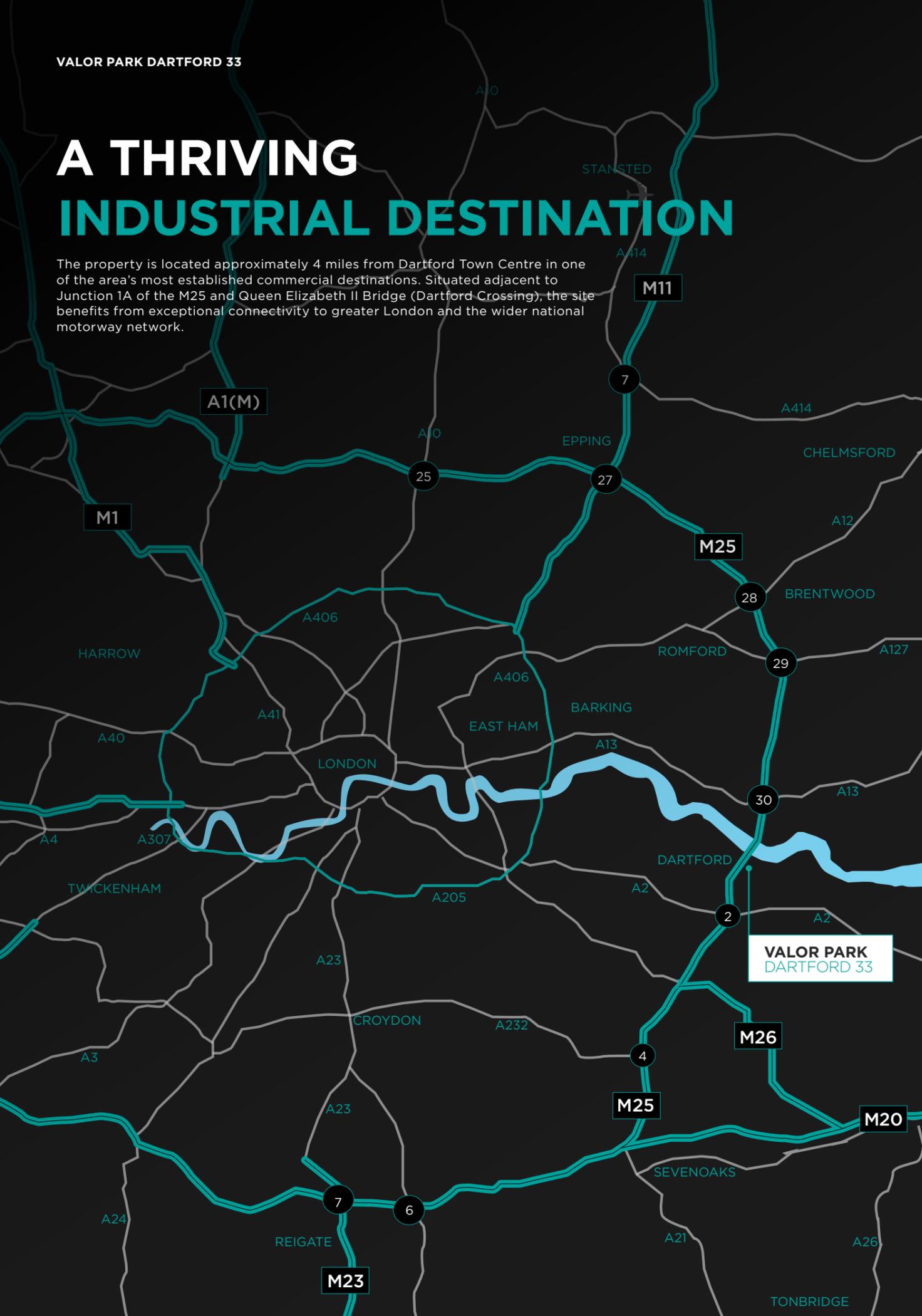
BREEAM TARGET
'EXCELLENT'

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
Ebbsfleet 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:



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