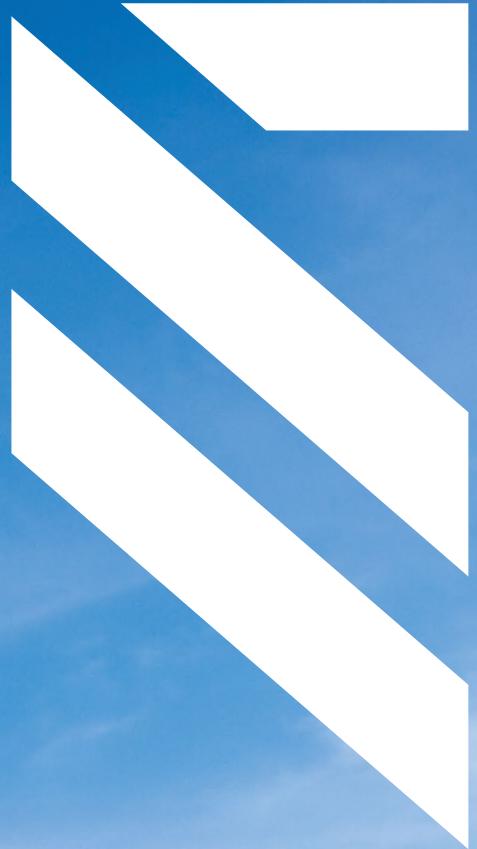


MLM CRAYFORD

33,250 - 167,820 SQ FT
INDUSTRIAL / LOGISTICS UNITS

AVAILABLE NOW

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WWW.MLMCRAYFORD.CO.UK



IN GOOD COMPANY



A major new 12.2 acre development located off Thames Road (A206)



3.7 miles to J1a of the A282 and 4.7 miles to the M25



Excellent access to central London, only 16 miles to the west



A range of local and national occupiers within the area include

TOWARDS A SUSTAINABLE FUTURE

MLM Crayford offers urban logistics solutions from 33,250 to 167,820 sq ft suitable for B2 and B8 uses. Best in class buildings built to the highest standards achieving a BREEAM rating of Outstanding and EPC A.



BREEAM
Outstanding



EPC
A



Photovoltaic
Panels



Carbon Neutral -
Whole Life Cycle



EV
Charging



Energy Efficient
Office LED Lighting



Bike
Storage



Rainwater
Harvesting



Air Source
Heat Pump



INDUSTRIAL OPPORTUNITY

Unit One

Unit One	Sq Ft
Warehouse / Ground Floor Office	141,494
First Floor Office	8,670
Second Floor Office	8,670
Mezzanine	8,986
Total	167,820

*GEA



Unit Two

Unit Two	Sq Ft
Warehouse / Ground Floor Office	90,175
First Floor Office	6,427
Second Floor Office	6,427
Mezzanine	9,941
Total	112,970

*GEA



Unit Three

Unit Three	Sq Ft
Warehouse / Ground Floor Office	26,949
First Floor Office	2,352
Mezzanine	3,949
Total	33,250

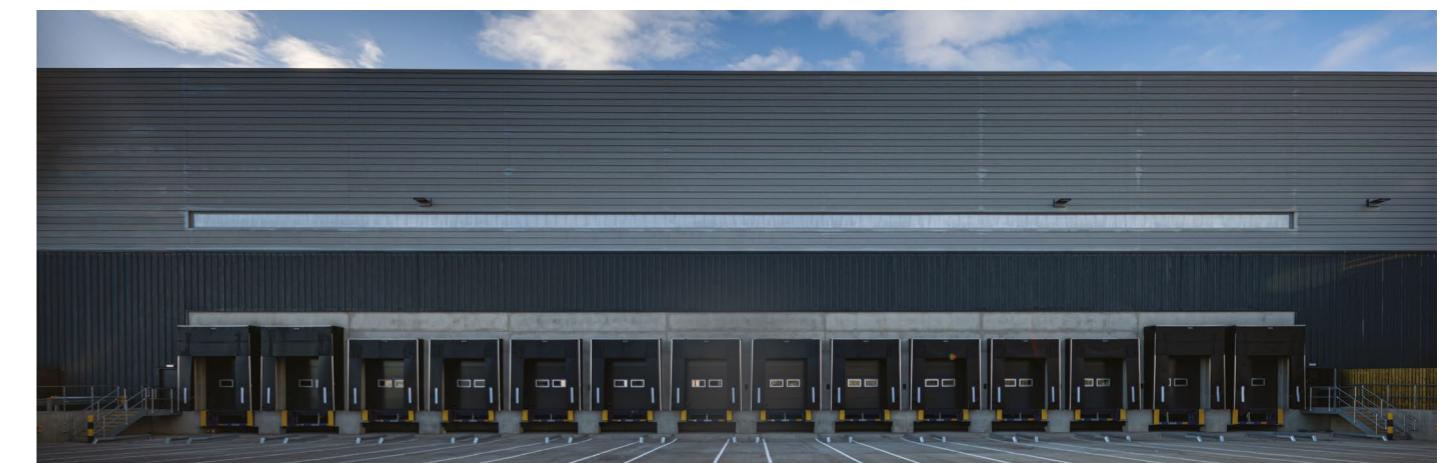
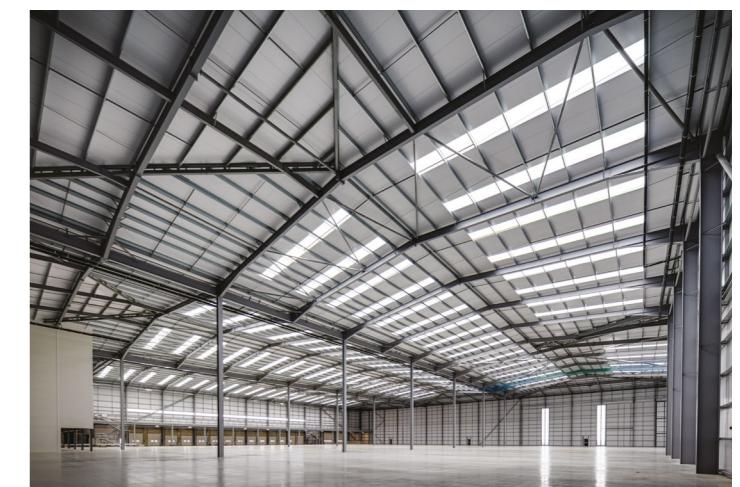
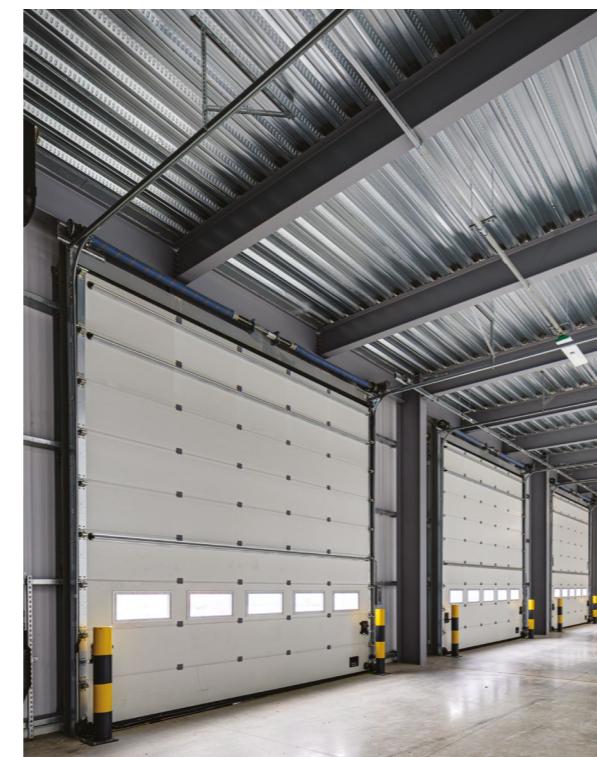
*GEA



33,250 - 167,820 SQ FT

*Indicative site plan







REDUCING TRANSPORTATION TIMES

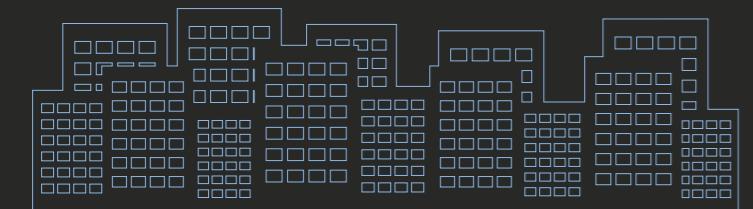


284,754

The population of Crayford and the surrounding Bexley Borough.

483,000+

People live within a 5 mile radius of site.



£££££

72.3%

Of the local population are economically active.

6,930

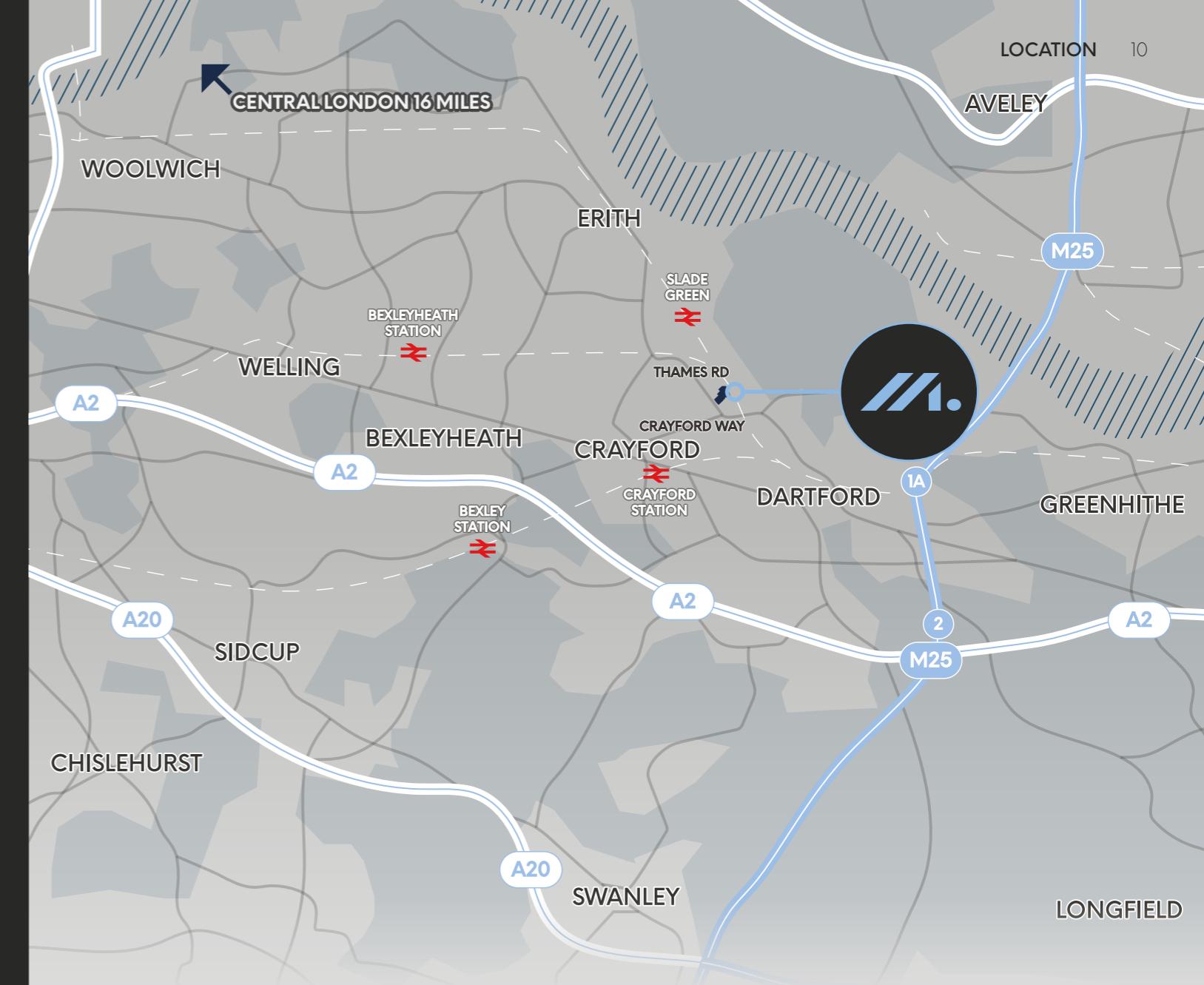
People locally are employed in the manufacturing sector.



6.3%



Of the population are employed in the transport and storage industry, higher than national average.



MLM Crayford is in close proximity to a large number of commercial ports and airports catering to the South East and London supply chain and benefits from outstanding transport links to Central London via the A2, A20 and A13.

Nearby Locations

Dartford Town Centre	2.3 Miles
Dartford River Crossing	4.4 Miles
Woolwich Ferry	9.6 Miles
Blackwall Tunnel	10.6 Miles
Central London	16 Miles

Town Centre

Crayford Town Centre	0.2 Miles
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Shopping Centre

Bluewater	0.8 Miles
Lakeside	8 Miles

Air

London City Airport	14.2 Miles
Gatwick Airport	36 Miles
Heathrow Airport	57 Miles

Road

M25 Junction 1B	2.8 Miles
Dartford Crossing	3.7 Miles

Ports & Terminals

Tillbury Docks	14.2 Miles
London Gateway	36 Miles
Channel Tunnel	57 Miles
Dover Channel Crossing	63 Miles

Rail

Crayford Rail Station	0.8 Miles
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FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

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