

Masthead Industrial Estate | Crossways Business Park
Dartford | DA2 6QG



Unit 8 – 21,766 SQ FT
Under Refurbishment



MASTHEAD INDUSTRIAL ESTATE

nire

mastheadindustrialestate.co.uk

STRATEGICALLY LOCATED ON THE M25

The property is situated in a prominent location within the established Masthead Industrial Estate. The estate is adjacent to the Queen Elizabeth II Bridge with direct access to Junction 1A of the M25.

The premises are accessed from Capstan Court which is just off the A206 dual carriageway linking the M25 to the A2, and Ebbsfleet International Station which is 3 miles to the east.



MASTHEAD INDUSTRIAL ESTATE
UNIT 08



M25 (J1A)
0.5 MILES / 2 MINUTES

M25

DARTFORD CROSSING/
QEII BRIDGE

///normal.hired.hobby



- 

7.7m
Clear Internal
Eaves Height
- 

LED
Ceiling
Lighting
- 

2
Level Access
Loading Doors
- 

1
HGV
Spaces
- 

36
Car Parking Spaces
(x3 Disabled)
- 

6
Van
Spaces
- 

2
EV Charging
Bays
- 

22M
Maximum Yard
Depth
- 

500 KVA
Power
Supply



UNDER REFURBISHMENT
GRADE A INDUSTRIAL UNIT
UNIT 8 – 20,837 SQ FT

Unit 8 is a modern detached warehouse that sits on its own self-contained site and will be fully refurbished to a high standard. The warehouse benefits from two full-height roller shutter doors accessed off a secure yard and an eaves height of 7.7 metres. The offices are on the first floor and comprise an open-plan space, which is air-conditioned and benefits from carpeting and a suspended ceiling with new LED lighting.

The accommodation provides the following Gross External Floor Areas:

Unit 8	SQ FT
Warehouse	17,781
First Floor Offices	3,985
TOTAL	21,766

MASTHEAD INDUSTRIAL ESATE

EXCEPTIONAL CONNECTIVITY TO CENTRAL LONDON, THE WIDER SOUTH EAST REGION AND THE NATIONAL MOTORWAY NETWORK

Strategic Location

Proximity to Major Transport Routes: Situated within Dartford’s prime industrial area, the estate has excellent prominence positioned at the entrance of Crossway Business Park. With unparalleled access to Junction 1A of the M25 and immediate connectivity to both the Dartford Crossing and the A2/M25 interchange which provides direct access into Central London.

Access to Trains: Stone Crossing and Greenhithe Train Station provide regular trains to Central London, Luton and Gravesend. Ebbsfleet International Train Station is 6 miles east, part of the HS1 project, and provides high-speed trains to Stratford and London St Pancras International, with travel times of 10 and 19 minutes, respectively.

Demographics

Unmatched Reach: 29.80% of the UK’s total population accessed within a 90 minute drive time.

Talent Pool: 228k individuals actively seeking employment within a 60 minute drive time.

Cost Effectiveness

Lower Operational Costs: Compared with most UK logistics and industrial areas, property and operational costs are more affordable.



	Miles	Time		Miles	Time
A206	0.1	< 1 min	Tilbury Docks	10.7	14 mins
M25 (J1A)	0.5	2 mins	London City	16.5	22 mins
M25/A2	2.5	5 mins	London Gatwick	34	35 mins
M25/A13	3.9	6 mins	Dover	64	65 mins





Lease Terms

The unit is available to let on a new FRI lease on terms to agreed.

Service Charge

A service charge is payable for the upkeep of the estate.

Rent

Quoting terms upon request.

Business Rates

Available on request.

For further information,
please contact the joint agents below:



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