



## Unit 30 Edisons Park

Bridge Close, Crossways Business Park, Dartford, DA2 6QP

### **Preliminary Particulars** **High quality warehouse** **To be refurbished**

**32,784 sq ft**  
(3,045.73 sq m)

- 7.5 m eaves height
- 37.5 kN/sq m floor loading
- 4 level loading doors
- Fully fitted offices at first floor
- Self-contained rear service yard
- Landscaped car parking areas with floodlighting

Summary

Available Size	32,784 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a steel portal frame warehouse with brick and steel clad elevations and first floor offices. There is parking to the front and a self-contained yard to the rear.

Location

Edisons Park is a warehouse and industrial scheme on Crossways Business Park which comprises in excess of 3 million sq ft of commercial development and is an integral part of Kent Thames-side. Edisons Park itself extends to 30 acres.

The property has direct access to M25 Junction 1a and is served by bus and train access to Crossways.

Crossways Business Park has two hotels and Bluewater shopping centre is less than 1 mile away.

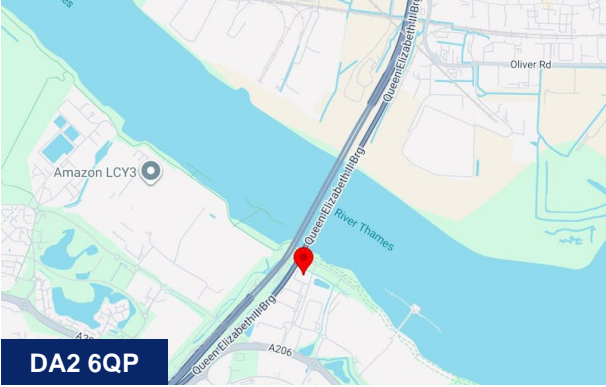
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Warehouse	30,604	2,843.20
1st - Floor Offices	2,180	202.53
Total	32,784	3,045.73

Terms

Available to lease on terms to be agreed.



Viewing & Further Information



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