



TO LET

# CROSSWAYS 241

240,884 sq ft distribution warehouse

Crossways Commercial Park, Dartford, DA2 6QS

# Logistics space for easy access



Benefitting from a prime location adjacent to Junction 1a of the M25, Crossways Commercial Park provides 26.8 acres of market-leading distribution and logistics space, offering customers fast access to Central London and the national motorway network.

Available now, the development provides a leasing opportunity of 240,884 sq ft, ready for bespoke customer fit-out.



#### Large consumer reach

Access a population of 21.7 million people within a two-hour HGV drivetime<sup>1</sup>



#### World-class logistics network

Benefit from proximity to the UK's largest airports and ports



#### Strategic location

Enjoy direct access to the M25, one mile from the site

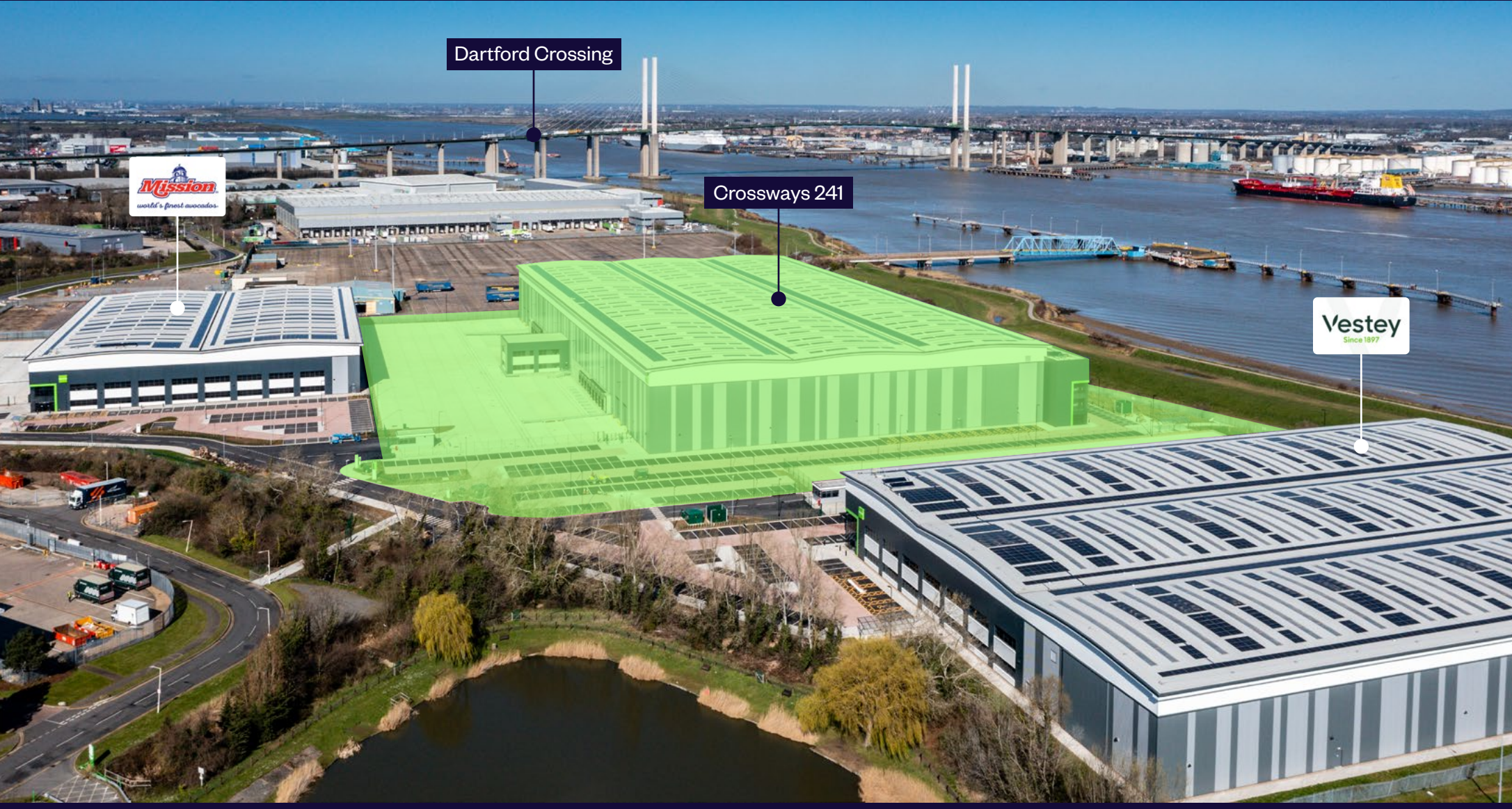


#### Excellent public transport links

Benefit from bus and rail routes directly serving the park

<sup>1</sup>Source Esri and Michael Bauer Research

# VIEW FROM ABOVE



Dartford Crossing

**Mission**  
world's finest succodas

Crossways 241

**Vestey**  
Since 1897



# MARKET-LEADING SPECIFICATION

Crossways 241 provides 240,884 sq ft of high quality warehouse space, developed to a BREEAM 'Excellent' specification.

Benefitting from a generous 18m clear internal height and 55m yard depth, the property has been designed to offer flexibility and maximise operational efficiency.

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18m clear internal height



238 car parking spaces
- 

55m yard depth



45 HGV parking spaces
- 

50kN/m<sup>2</sup> floor loading



30 cycle spaces
- 

2.5 MVA of power



10 motorcycle spaces
- 

'Chill store' ready building envelope



12 electric car charging spaces
- 

Solar PV system of 1,036 kWp



Two-storey hub office
- 

26 loading dock doors

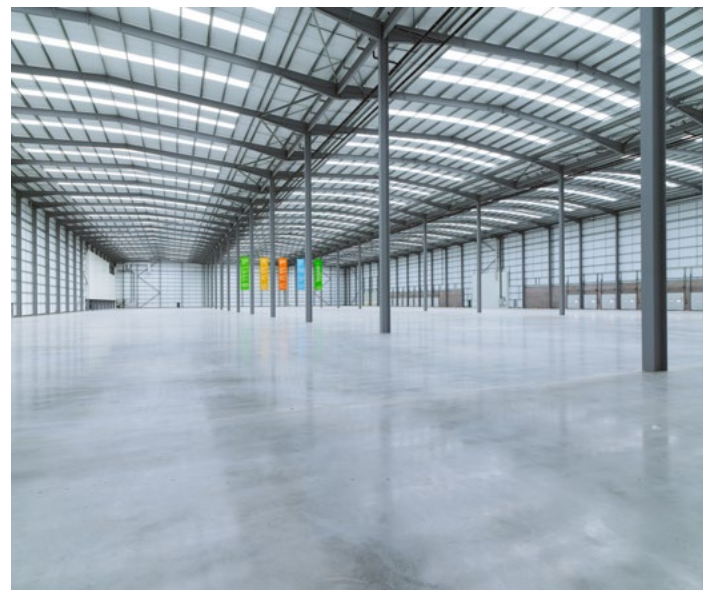


Secure yard with gatehouse
- 

4 level access doors



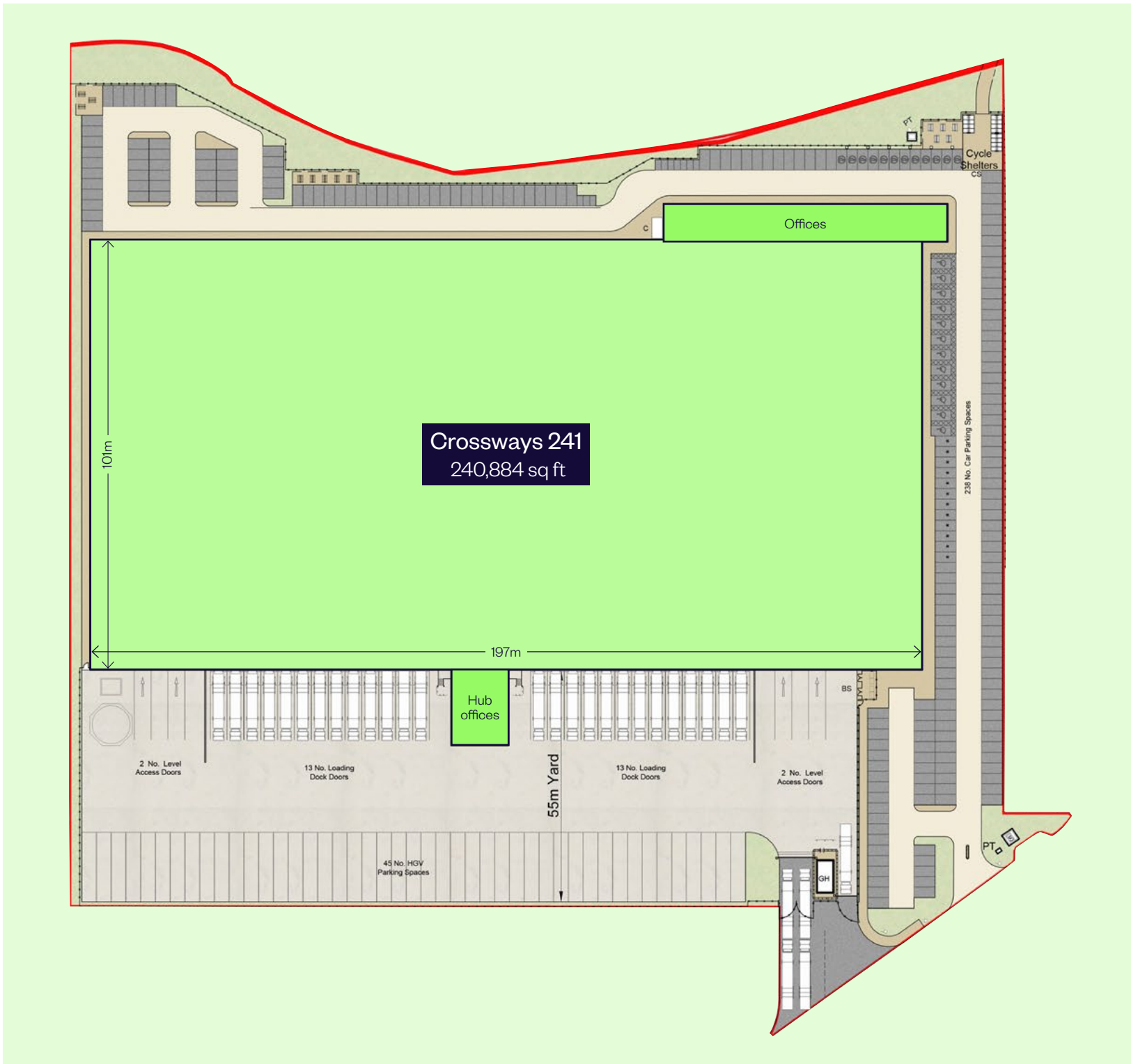
EPC A+ (-12) rating



# SITE PLAN

## AREA SCHEDULE

	sq ft	sq m
Warehouse	219,571	20,398
Undercroft	5,435	505
GF, 1F and 2F offices	13,402	1,245
Two storey hub office	5,090	472
Plant room / store	2,512	233
Gatehouse	309	28
<b>TOTAL</b>	<b>240,884</b>	<b>22,378</b>






Warehouse space  
Office space

# SETTING A BENCHMARK FOR ESG

Integrating sustainability into the design, construction and operation of our properties works best when it aligns with our customers' needs.

Crossways 241's market-leading specification is designed to reduce energy use, mitigate climate risk and boost biodiversity, and includes the following features:

-  BREEAM 'Excellent' and A+ rated EPC
-  Carbon neutral cladding envelope
-  Solar PV system of 1,036 kWp
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Low NOx condensing boiler
-  12 electric car charging points
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting
-  Water saving taps and WCs

**BREEAM**<sup>®</sup> EPC Rating  
★★★★☆  
'Excellent'

A+ ✓  
—  
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# POWERED BY RENEWABLES

We are increasing our investment in on-site renewables as we work with our customers to deliver smart energy solutions.

Crossways 241 features a full rooftop array of solar photovoltaics (PV), providing 1,030 kWp of clean energy.

With automation and increasing use of technology placing greater demands on energy usage, PV provides our customers with the opportunity to benefit from the latest in solar technology, offering low cost clean energy that can meet their operational needs.



Realise significant energy cost savings over your property's lease term



Reduce your operational carbon footprint



Achieve greater cost certainty, minimising your exposure to grid energy price inflation



Purchase your energy at a discount to market pricing

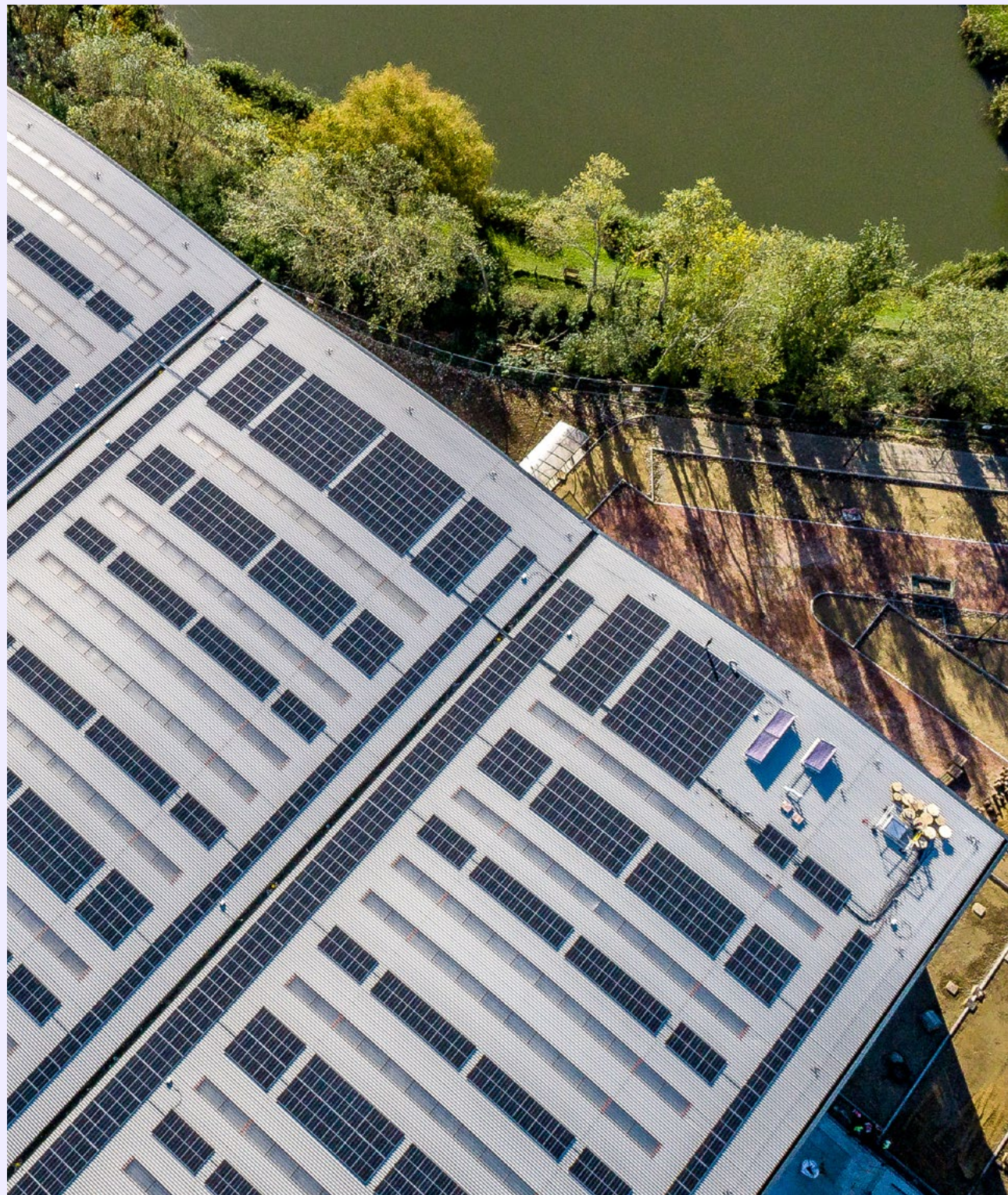


Meet your corporate sustainability objectives, including ESG targets.

## How does it work?

As building owner, Goodman funds, installs and operates the solar PV installation.

Goodman is responsible for the ongoing operation and maintenance of the proposed system over the lifetime of the lease. Ongoing system monitoring will also be provided, giving customers full visibility of data and access to real-time performance information.





# DRIVETIMES



## ROAD

M25 (J1a)	1 mile
Ebbsfleet International Railway Station	5 miles
M20 (J1)	7 miles
Central London	22 miles



## AIRPORTS

London City Airport	18 miles
London Gatwick Airport	35 miles
London Stansted Airport	37 miles
London Heathrow Airport	56 mile



## PORTS

Port of Tilbury	12 miles
London Gateway	14 miles
London Thamesport	24 miles
Port of Sheerness	43 miles
Channel Tunnel	53 miles
Port of Dover	59 miles
Harwich International Port	71 miles
Port of Felixstowe	78 miles

Source: Google Maps



# LOCATION

Clipper Boulevard, Dartford, DA2 6QS

Ideally placed to serve London and the South East, Dartford is home to some of the largest companies within the transportation and logistics sector.

Local occupiers include John Lewis, Kuehne+Nagel, ASDA, Sainsbury's, Europa, DHL and Yodel, all benefitting from the location's excellent transport links and the park's direct access to the M25 (J1a).

London is within a 22-mile drive and can be accessed via the A2, A20 and A13, while the proposed Lower Thames Crossing will create a new link between the A2 and the M25, providing more than 90% additional road capacity across the Thames east of London.

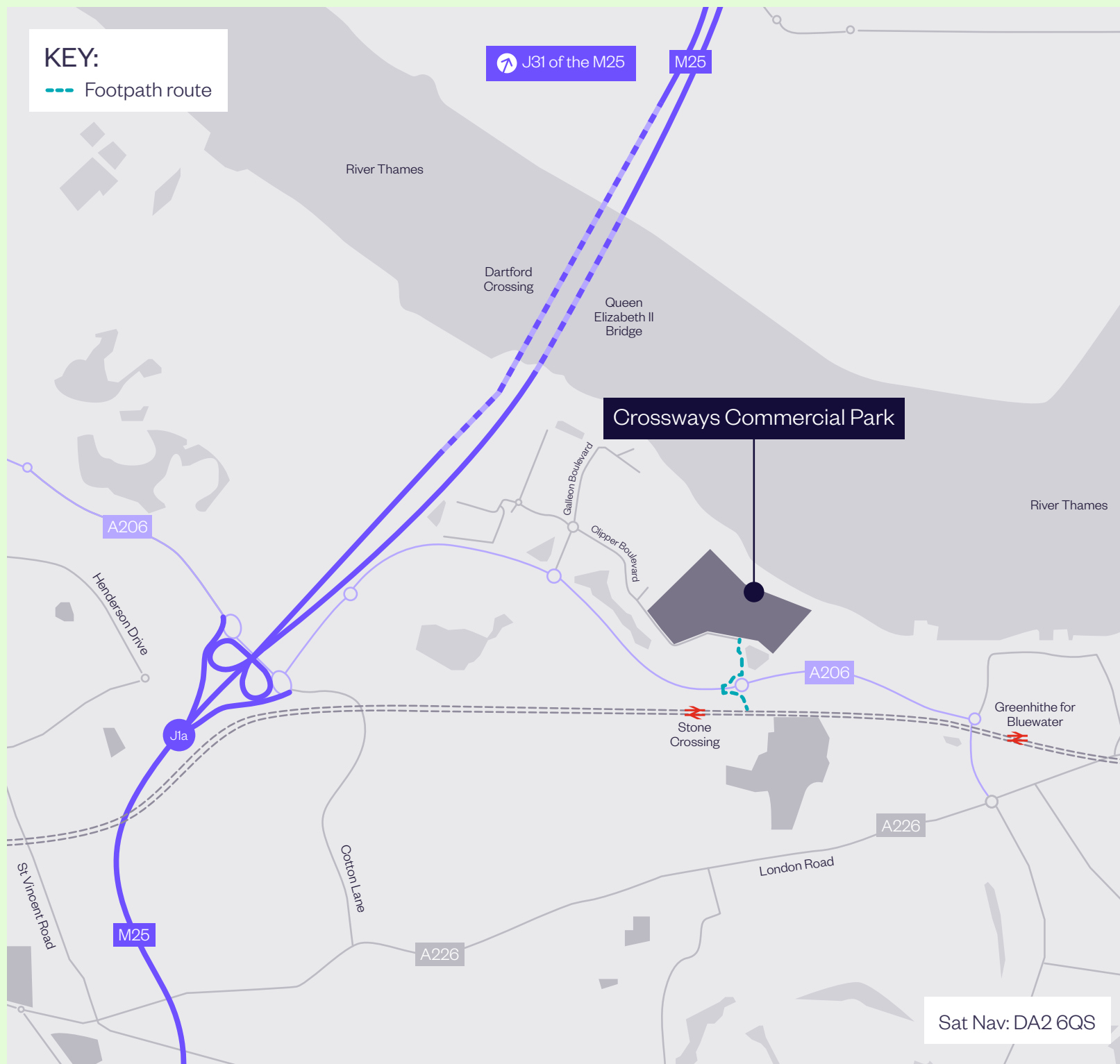
The Channel Tunnel, Port of Dover and London Thamesport are all within easy reach, with the A12 providing convenient access to the ports of Harwich and Felixstowe.



# ACCESSIBILITY

## KEY:

--- Footpath route



## Bus

The area benefits from excellent public transport links, including the Fastrack bus service, which links Dartford, Bluewater, Ebbsfleet and Gravesend.

## Rail

Two mainline railway stations are within close proximity (Greenhithe and Stone Crossing) and provide direct access to London, while Ebbsfleet International Railway Station is easily accessible by car and offers a high-speed service to London St Pancras (17 minutes).

## Walk / cycle

The development has also been designed to include cycle and pedestrian links to the local road and footpath network. This includes dedicated routes along the A206 and the riverside, connecting Crossways Business Park with Dartford town centre (to the west) and Greenhithe (to the east). A new footpath linking to Claire Causeway also provides a shortcut to those travelling to and from Stone Crossing Station.

# AMENITY

Spanning more than 300 acres, the wider business park setting offers companies and their employees excellent facilities as well as a high quality working environment with green open space, lakeside walks and several food and beverage outlets.



## Hotels

Hilton Hotel, Holiday Inn Express, Travelodge and the Campanile Hotel



## Food and beverage

Costa, The Wharf, Lakeview 360 and Burger King



## Shops

Crossways Mini Store, Asda superstore and Bluewater Shopping Centre



# CONTACT US

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