

240,884 sq ft distribution warehouse

Crossways Commercial Park
Dartford | DA2 6QB | M25 (J1A)



24/7

CROSSWAYS

LOGISTICS SPACE FOR EASY ACCESS



Located minutes from Junction 1A of the M25, Crossways Commercial Park provides 240,884 of market-leading logistics space, offering customers fast access to Central London and the national motorway network.



Large consumer reach

Access a population of 21.7 million people within a two-hour HGV drivetime¹



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

¹Source Esri and Michael Bauer Research

VIEW FROM ABOVE



Central London

M25

Sainsbury's

Amazon

IKEA

Dartford Crossing

J1A

Crossways Commercial Park

Crossways 241

Asda

Mission Produce

John Lewis

Stone Crossing Station

Albion Fine Foods



Crossways 241 provides 240,884 sq ft of high quality warehouse space, delivered 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.



-  2.5 MVA of power
-  238 car parking spaces
-  18m clear internal height
-  45 HGV parking spaces
-  55m yard depth
-  30 cycle spaces
-  50kN/m² floor loading
-  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

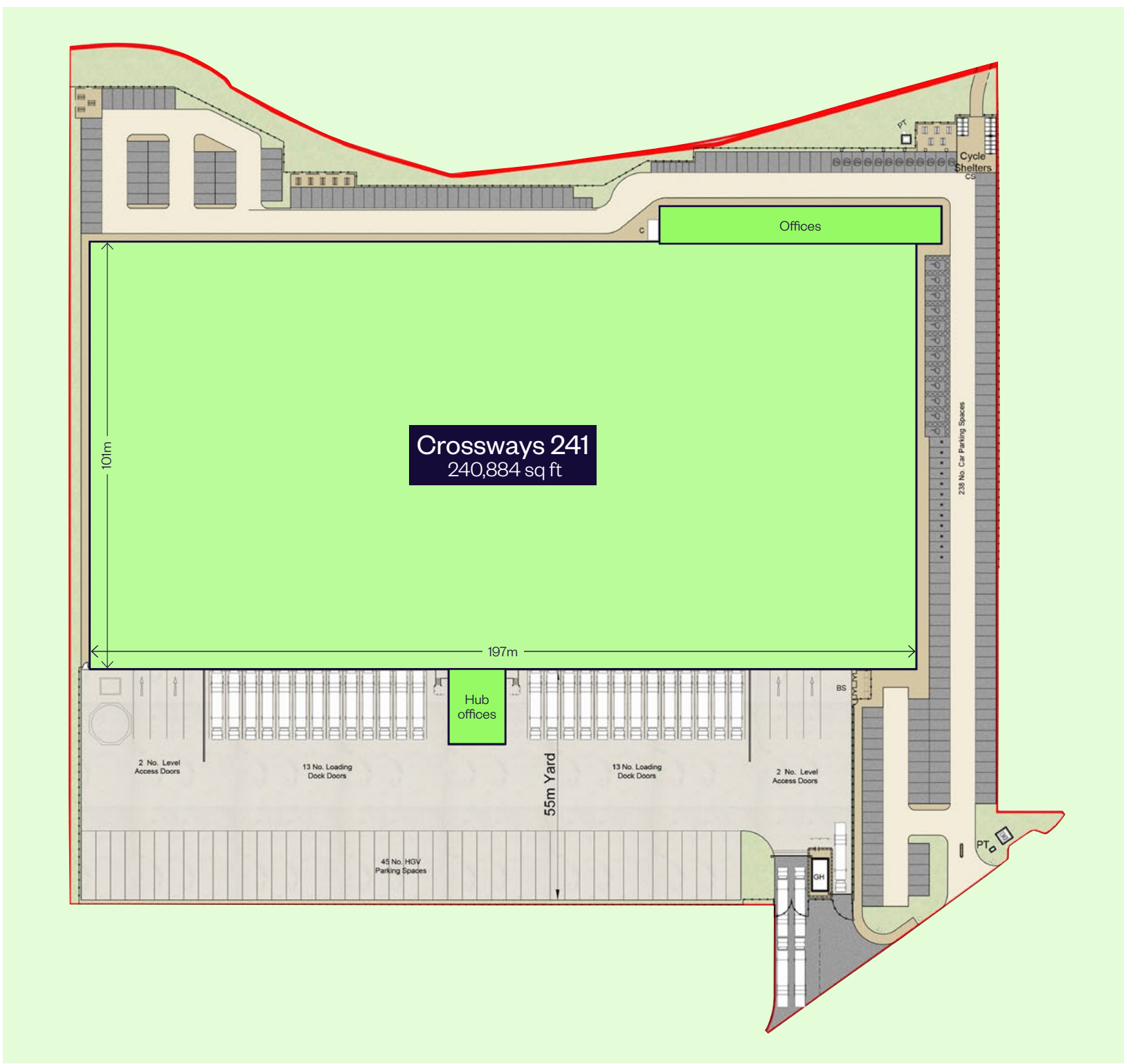
SPECIFICATION

MARKET-LEADING

SITE PLAN

Area schedule

Crossways 241	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
TOTAL	240,884	22,378



- Warehouse space
- Office space

DRIVING EFFICIENCY

Our properties are designed to maximise efficiency, use lower-carbon materials and help reduce their long-term impact on the environment. For our customers this helps reduce energy use and achieve operational cost savings.

Delivered to a BREEAM 'Excellent' standard, Crossways 241's market-leading specification includes the following features:



ENERGY-EFFICIENT DESIGN

- + LED lighting throughout
- + Smart metering
- + A+ EPC (-12)



ON-SITE RENEWABLES

- + 1,036kWp solar PV
- + SolarWall® thermal heating
- + Solar thermal hot water



ELECTRIC VEHICLE CHARGING

- + 12 EV charging points
- + Infrastructure for future EV fleets



WATER CONSERVATION

- + Rainwater harvesting
- + Water-saving taps and WCs



SUSTAINABLE LANDSCAPING

- + Ecologically diverse plants
- + Landscaped business park setting with lakeside walks



HEALTH AND WELLBEING

- + Bike storage and bike repair stations
- + Shower facilities
- + Low VOC and VOC-free materials





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 miles



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

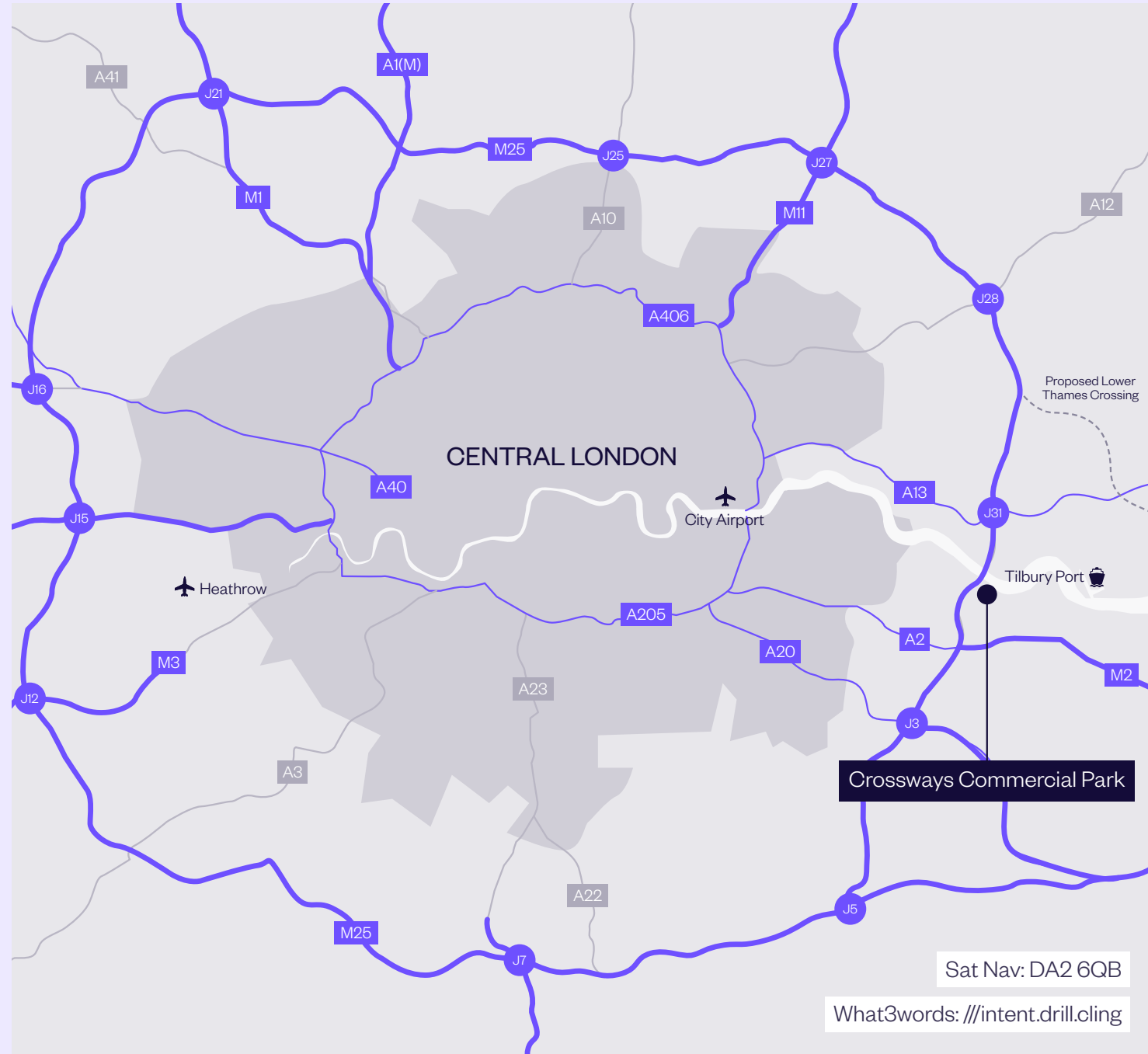
Clipper Boulevard, Dartford, DA2 6QB

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

Neighbouring businesses 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).

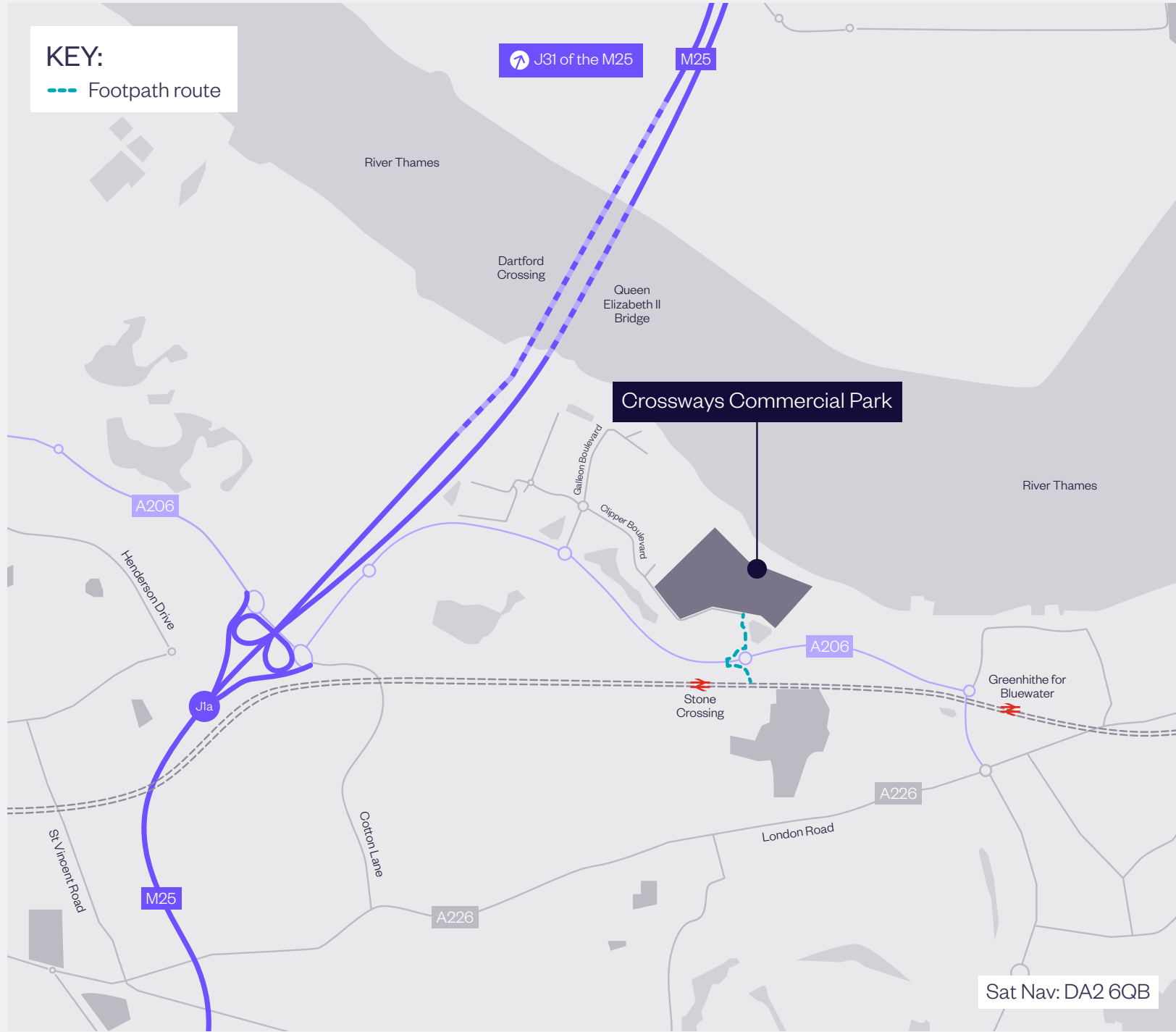
London is within a 22-mile drive and can be accessed via the A2, A20 and A13, while the proposed Lower Thames Crossing will create a new link between the A2 and the M25, providing more than 90% additional road capacity across the Thames east of London.

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.

Sat Nav: DA2 6QB



AMENITY

Spanning more than 300 acres, the wider business park 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

Asda superstore and Bluewater Shopping Centre

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