

# UNIT A - DARTFORD

75,277 SQ FT (6,993 SQ M)

Brand New Grade A Industrial/  
Logistics Warehouse Unit

DARTFORD DA1 5FD

READY FOR OCCUPATION





**UNIT A**  
75,277 SQ FT

44M  
YARD DEPTH


2  
SURFACE LEVEL  
LOADING DOORS

5  
DOCK LEVEL  
LOADING DOORS

J1A M25 - 4 MINS

**LOCAL OCCUPIERS:**



  
**75,277 SQ FT**  
SECURE  
ACCOMMODATION

  
**500 KVA**  
POWER SUPPLY

  
**UP TO 4 MVA**  
POWER SUPPLY

  
**M25 (J1A)**  
DIRECT ACCESS TO  
THE SOUTH EAST

  
**12M**  
CLEAR INTERNAL  
EAVES HEIGHT

Newly completed Unit A is located at The Bridge, an established business park in an attractive lakeside setting – just moments from the M25 and close to London.

The building offers excellent volume with a minimum clear height of 12m, fully fitted first floor offices, on site car parking and a fully self-contained, secure service yard. The specification is exceptional, with the latest sustainability credentials along with the opportunity to increase the power supply to 4MVA.

A cost saving of circa £44.8k per annum has been calculated due to more efficient equipment and building fabrics.\*

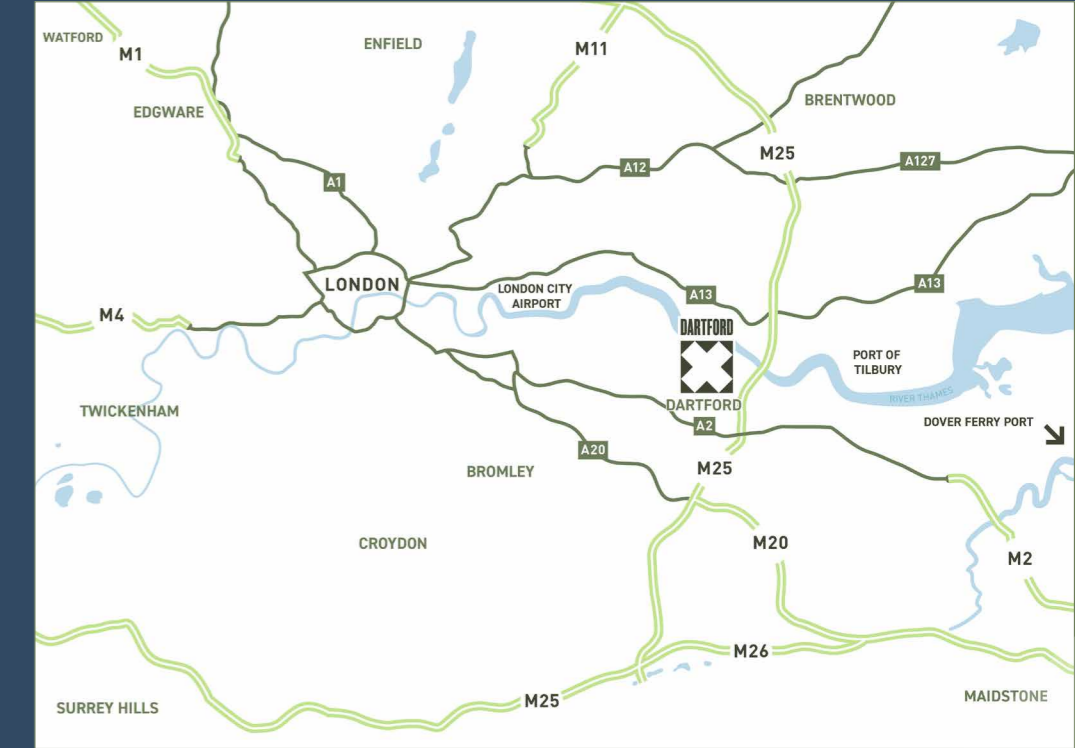
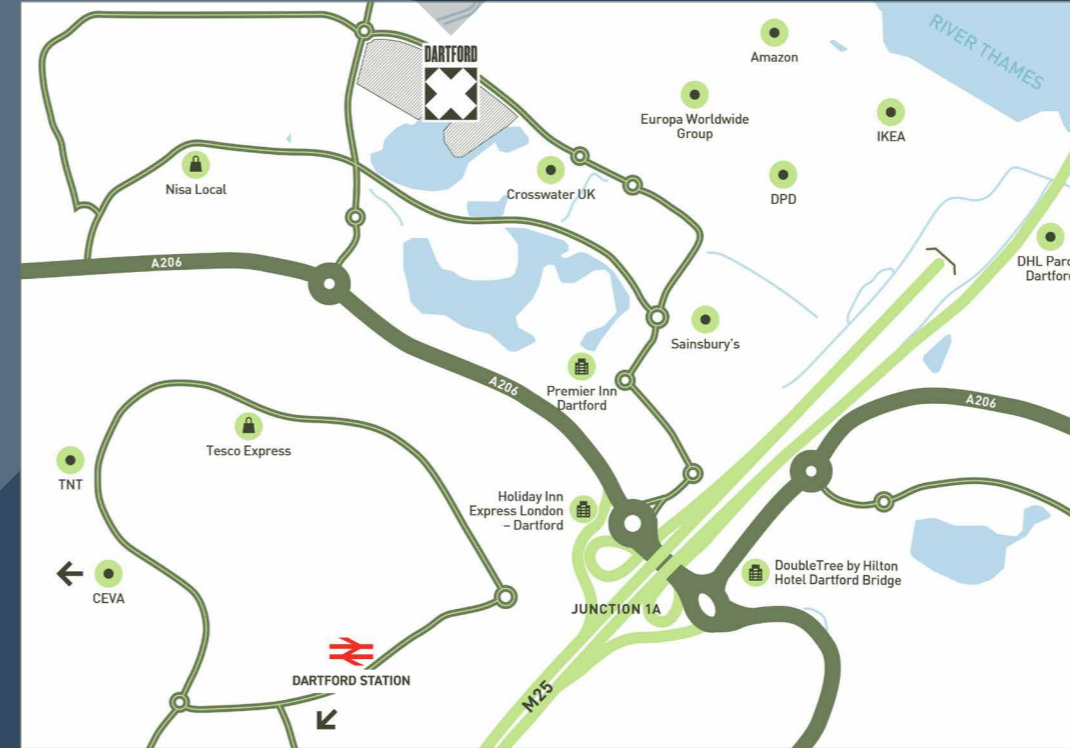
**BE PART OF A  
THRIVING BUSINESS  
COMMUNITY**

\* Estimated cost saving of occupying Unit A, compared to a typical unit of circa 2000-2005.

**WELCOME TO DARTFORD** 



LET YOUR BUSINESS FLOW AT DARTFORD 



## EXCELLENT CONNECTIVITY



### ROAD

- ▶ Junction 1A M25, 4 mins, 1 mile
- ▶ A2, A13 and A20, 7 mins, 3.5 miles
- ▶ M11, 27 mins, 20 miles

### 'Fast Track Dartford' bus to

- ▶ Bluewater Shopping Centre  
21 mins
- ▶ Dartford Station, 17 mins
- ▶ Ebbsfleet International Station  
34 mins



### RAIL

- ▶ **Dartford Station**  
9 mins, 3 miles
- ▶ **Ebbsfleet International Station**  
14 mins, 7.5 miles



### SEA

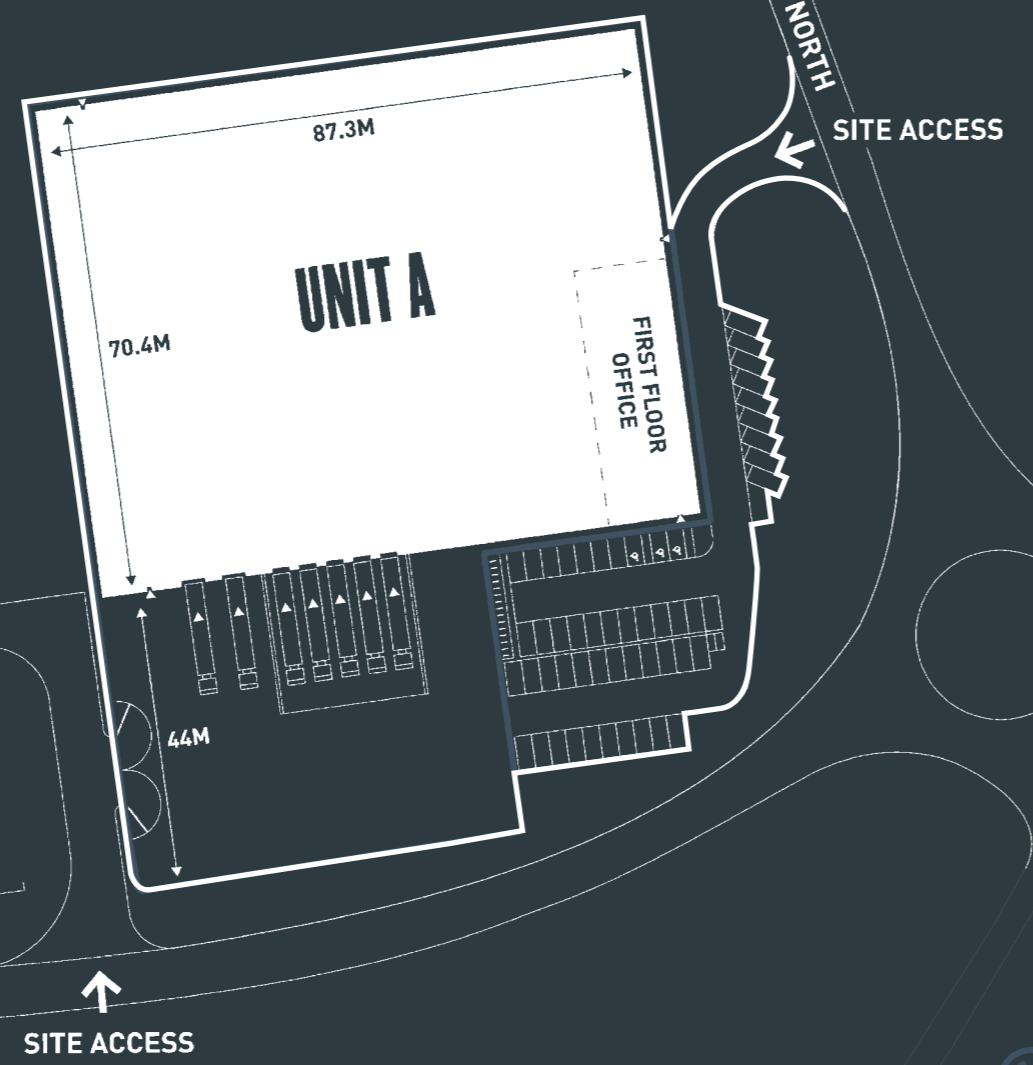
- ▶ **4 sea ports within 45 miles**
- ▶ Dover
- ▶ London Gateway
- ▶ Felixstowe
- ▶ Tilbury



### AIR

- ▶ **4 airports within 45 miles**
- ▶ London City
- ▶ London Stansted
- ▶ Gatwick
- ▶ Heathrow

# 75,277 SQ FT OF BRAND NEW SPACE WITH TWO INDEPENDENT ACCESS POINTS



**FLOOR AREAS (GEA):**

UNIT A	sq ft	sq m
Ground Floor	66,402	6,169
First Floor Office	6,677	620
Second Floor Plant	2,198	204
Total	75,277	6,993

**UNIT SPECIFICATION**

Minimum clear height 12m	53 car parking spaces
44m deep service yard	8-person lift to first floor level
2 surface level and 5 dock level loading doors	500KVA power supply, with opportunity to increase to 4MVA

## SUSTAINABILITY FEATURES

- HIGHLY INSULATED BUILDING WITH REDUCED AIR PERMEABILITY
- EPC A RATING
- WATER SAVING FIXTURES & FITTINGS AND ENERGY EFFICIENT LIFTS
- CONVENIENT PEDESTRIAN AND CYCLE ACCESS WITH CYCLE STORAGE PROVISION
- BREEAM EXCELLENT
- FLEXIBLE ROOF STRUCTURE ALLOWS FOR FUTURE PV EXPANSION
- 10 EVCPS (20% ACTIVE / 80% PASSIVE)
- HIGH-EFFICIENCY HEATING AND COOLING SYSTEMS TO THE OFFICES
- DAYLIGHT SAVING CONTROL ON ALL OFFICE LIGHTING
- 15% ROOF LIGHTS TO WAREHOUSE
- FACTORY PRECISION MANUFACTURED PANELS FOR MINIMAL CONSTRUCTION WASTE
- ATTRACTIVE LAKELAND SETTING

We have achieved The Planet Mark New Development Sustainability Certification for Dartford X



# READY FOR YOU TO OCCUPY



## TERMS

Available on new full repairing and insuring lease.

Please contact the joint sole agents for further details.

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Development by:



WRENBRIDGE

RAILPEN

## DARTFORDX.CO.UK

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