

WWW.THEPOWERHOUSE.LONDON

NEW
304,196 SQ FT
LOGISTICS FACILITY
INSIDE THE M25

TO LET
AVAILABLE FOR IMMEDIATE
OCCUPATION



300

AT
THE
POWER
HOUSE.
LONDON



**304,196 SQ FT
IN AN IDEAL
LOGISTICS
LOCATION**



300

**AT
THE
POWERHOUSE.
LONDON**



DARTFORD CROSSING / QE2 BRIDGE

M25 · JIA

DARTFORD

FASTRACK BUS

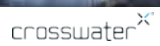
Sainsbury's

Sainsbury's

A206



RENNIE DRIVE



300

POWERHOUSE DRIVE

**21M
CLEAR
INTERNAL
HEIGHT**

**55M
YARD DEPTH**

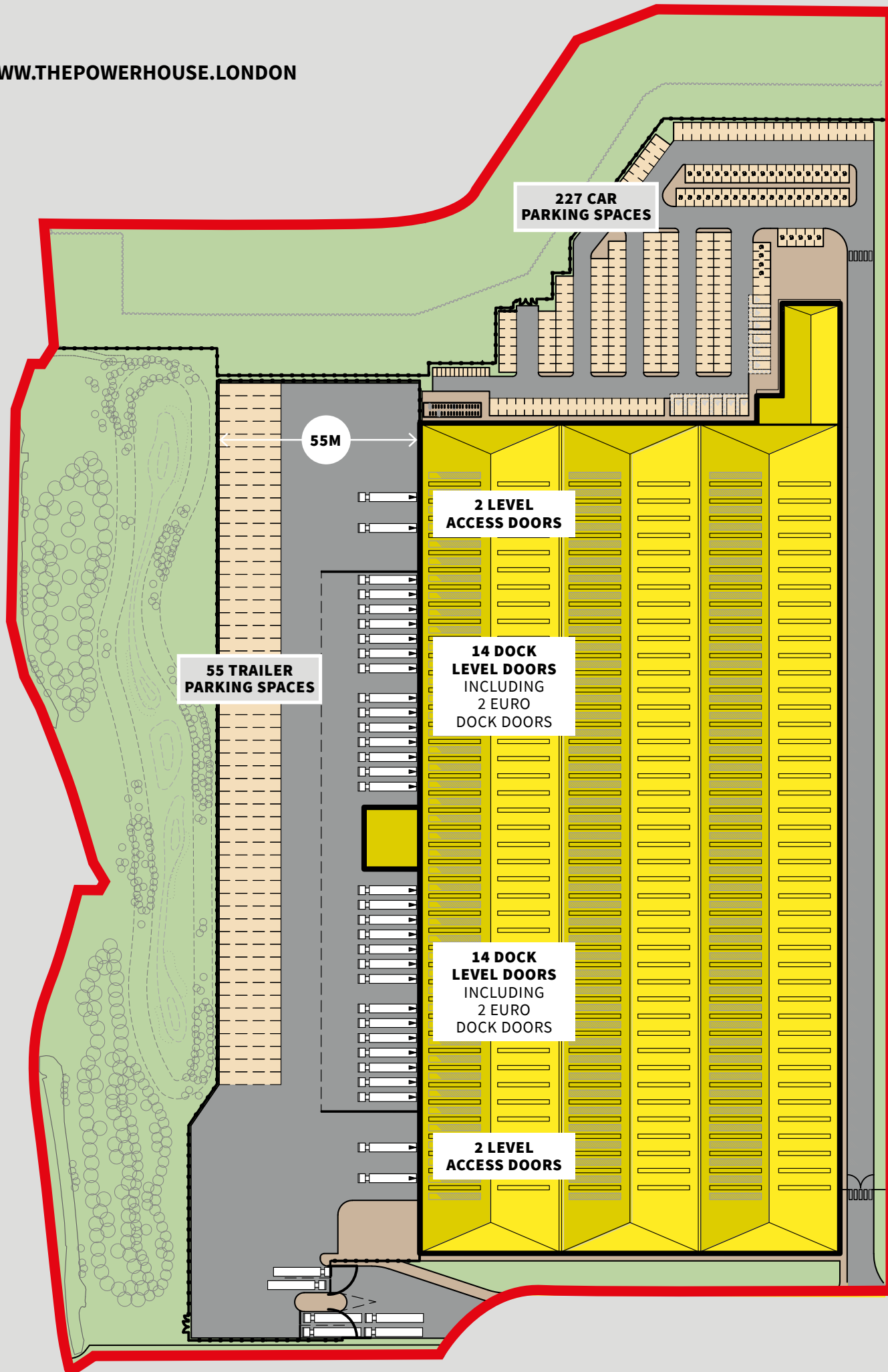
ADJACENT TO
J1 M25

OFFICES WITH
RIVERSIDE
VIEWS

READY FOR
IMMEDIATE
OCCUPATION

BREEAM
EXCELLENT





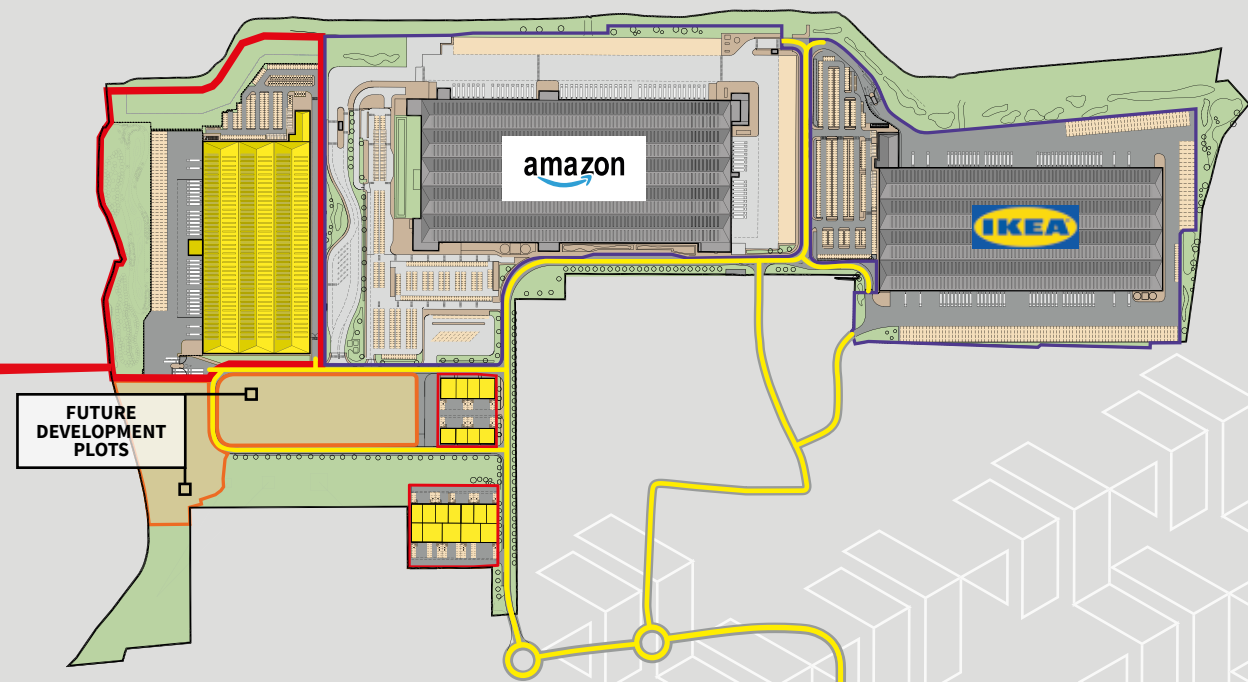
AVAILABLE FOR IMMEDIATE OCCUPATION

Warehouse	281,111 sq ft
3 Storey Offices	17,814 sq ft
2 Storey Hub Offices	5,271 sq ft
Total Area (GIA)	304,196 sq ft

21M CLEAR INTERNAL HEIGHT	1MVA POWER SUPPLY	BREEAM EXCELLENT	AMENITY SPACE
55 TRAILER PARKING SPACES	24 DOCK LEVEL DOORS 4 EURO DOCK LEVEL DOORS	3 STOREY HQ STYLE OFFICES	4 LEVEL ACCESS DOORS
227 CAR PARKING SPACES	20% EV PARKING SPACES	55M YARD DEPTH	ROOF READY FOR PV INSTALLATION

300

AT
**THE
POWER
HOUSE.**
LONDON



READY AND ACCESSIBLE LABOUR SUPPLY



356K

HOUSEHOLDS
WITHIN A 30 MINUTE
DRIVETIME

UP TO
20,500

NEW DWELLINGS
COULD BE DELIVERED
WITHIN CATCHMENT IN
THE NEXT 5 YEARS

580K

PEOPLE ACTIVE
IN THE LOCAL
LABOUR MARKET

222,900

PEOPLE HAVE
QUALIFICATIONS
RELEVANT TO LOGISTICS
AND DISTRIBUTION†

† NVQ LEVELS 1 AND 2 + OTHER QUALIFICATIONS
(INCL. APPRENTICESHIPS)

9,200

RESIDENTS
LOOKING FOR
EMPLOYMENT

SOURCE: 2018 REGENERIS REPORT

POWERING SUSTAINABILITY

99%

OF MATERIAL FROM THE
FORMER POWER STATION
HAS BEEN RECYCLED

54,000

TONNES OF
DEMOLITION WASTE
HAS BEEN RECYCLED/
REUSED ON SITE

THE EQUIVALENT OF
2M TONNES

OF CO₂ SAVED FROM
RECYCLED MATERIAL

30%

OF THE ESTATE HAS
BEEN SAFEGUARDED
FOR BIODIVERSITY
IMPROVEMENTS

HABITAT TO BE
PROVIDED FOR UP TO

1M BEES

FREE EMPLOYEE
ON-SITE

**CYCLE
SCHEME**

OPENING UP THE
RIVERSIDE
TO PEDESTRIANS, CYCLISTS
AND EMPLOYEES

**POCKET
PARK**

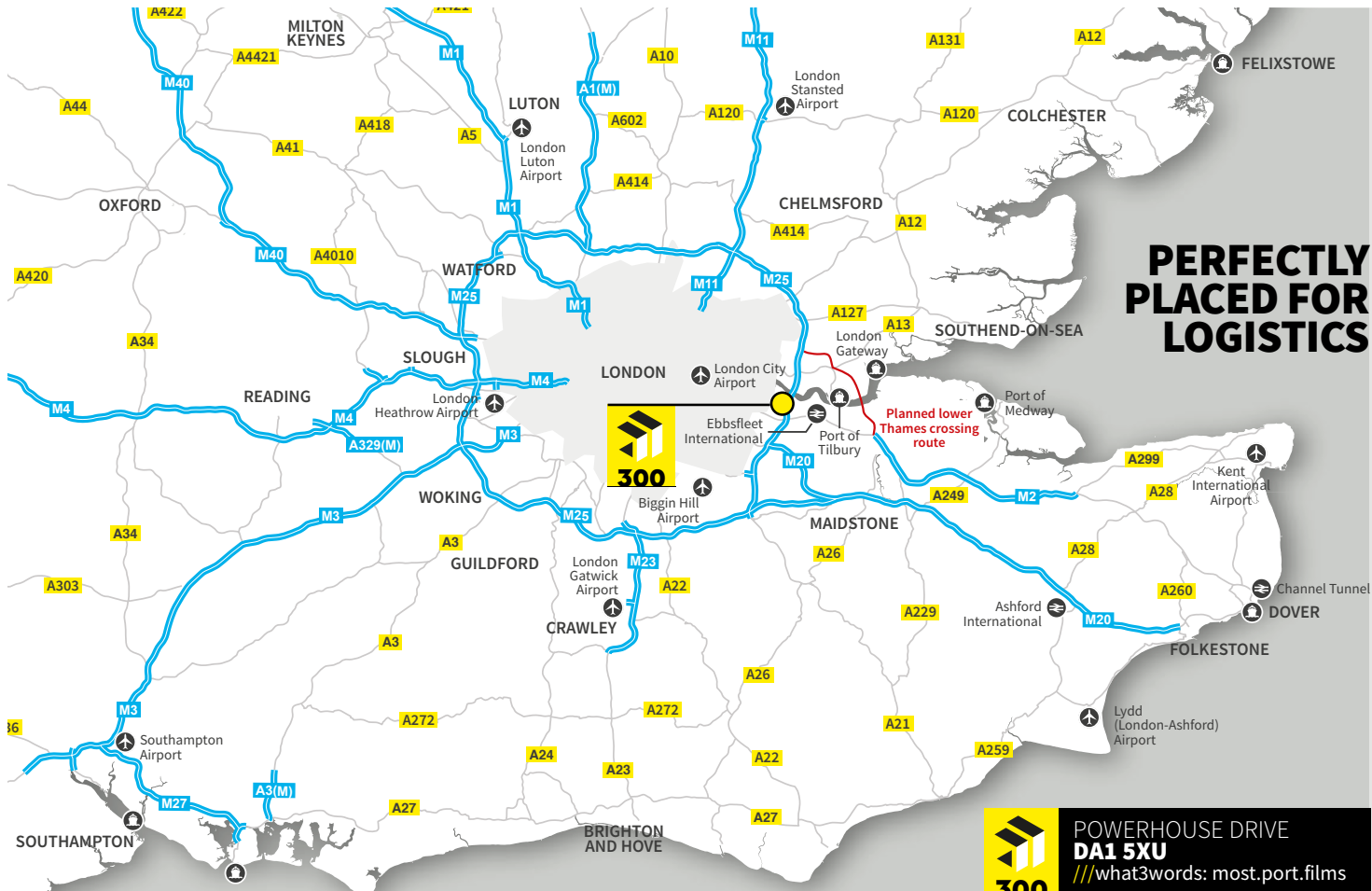
HAS BEEN CREATED AND
ESTABLISHED

DEDICATED
**AMENITY
SPACE**

CREATION OF
**GREEN
WALL**
ALONG THE RIVERSIDE WALK



AERIAL OF THE POWERHOUSE LONDON



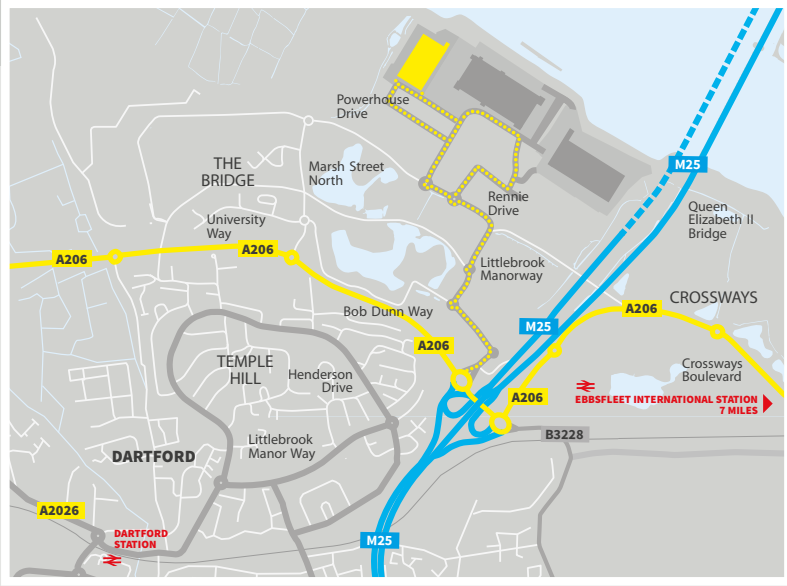
PERFECTLY PLACED FOR LOGISTICS

POWERHOUSE DRIVE
DA1 5XU
 ///what3words: most.port.films

Strategically located on the M25 close to the Dartford Crossing, The Powerhouse.London has direct access to Central London and the South East.

DRIVE DISTANCES

Ebbsfleet International Station	7 miles
Port of Tilbury	12 miles
London Gateway	14 miles
London City Airport	16 miles
Central London	20 miles
London Stansted Airport	38 miles
London Gatwick Airport	39 miles
Ashford International Station	44 miles
Channel Tunnel	56 miles
London Luton Airport	57 miles
Port of Dover	61 miles
Port of Felixstowe	79 miles
Portsmouth International Port	93 miles
Port of Southampton	98 miles



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