

crossways-offices.co.uk



LAKEVIEWWEST

CROSSWAYS BUSINESS PARK, DARTFORD DA2 6QE

FULLY REFURBISHED OFFICES WITH LAKESIDE VIEWS

9,437 SQ FT TO LET

LAKEVIEW WEST

A thriving business park environment with excellent on-site and local amenities.



Lakeside Views



Crossways Business Park is an established mixed-use business park located on the outskirts of Dartford, in the heart of the Thames Gateway. The park which extends to over 300 acres, is home a number of national and international companies including Bellway Homes, Laing O'Rourke, Kuehne & Nagel, Mazda, Diebold Nixdorf and Handlesbanken to name but a few...so you'll be in good company!!

Local amenities

- Lakeview 360 Café
- Costa Coffee
- The Wharf Public House
- Burger King
- Asda Superstore & Filling Station
- Holiday Inn Express
- Campanile Hotel
- Travelodge

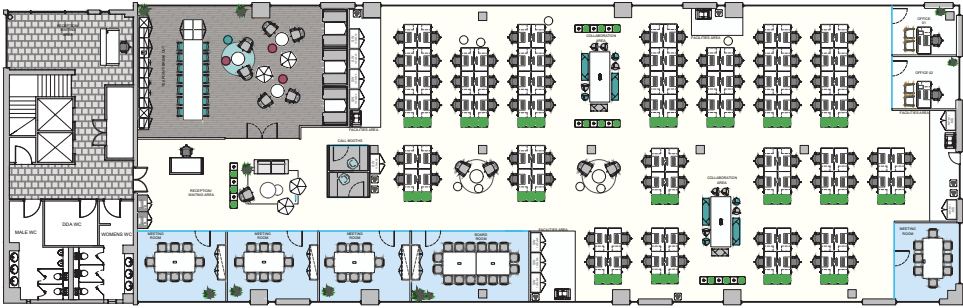




Ground floor



Ground floor



INDICATIVE SPACE PLAN

FLOOR AREAS

Floor	sq ft	sq m
Ground	9,437	876
Total	9,437	876

The floor areas have been measured on an IPMS3 basis.



AIR CONDITIONING



FULL ACCESS RAISED FLOORS



METAL SUSPENDED CEILINGS



LED LIGHTING



PASSENGER LIFT



MALE, FEMALE & DISABLED WC'S



EXCELLENT PARKING RATIO OF 1:241 SQ FT



FULLY DDA COMPLIANT



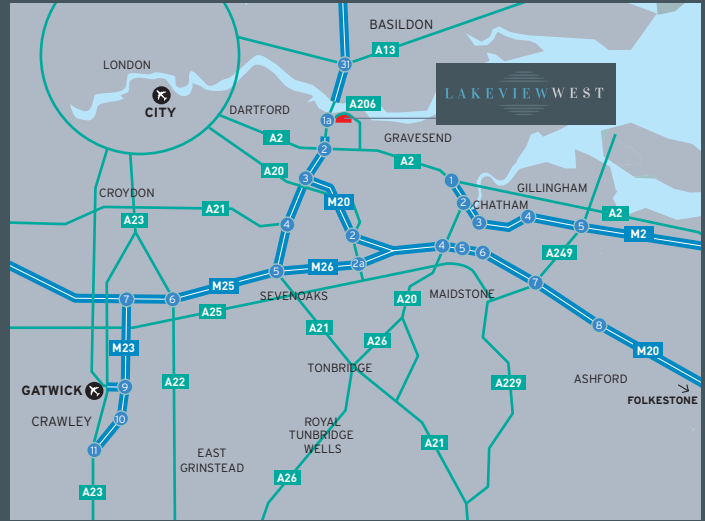
LAKEVIEWWEST

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A transport hub with fast connections both domestically and internationally.

Lakeview West is located on Crossways Business Park at junction 1a of the M25, close to the Dartford Crossing. The park benefits from excellent transport connectivity being close to Stone Crossing and Greenhithe stations, as well as having the fast track bus route linking Dartford town centre to Gravesend.

There are two railway stations, Greenhithe and Stone Crossing, on the Gillingham to London line (40 minutes to Central London). Ebbsfleet International Station is approximately 3 miles to the east (17 minutes to Central London).



TRAVEL TIMES

Rail

London St Pancras	18 mins
London Charing Cross	51 mins
Brussels (Eurostar)	101 mins
Paris (Eurostar)	125 mins

Bus (Fastrack)

Greenhithe Station	4 mins
Dartford Town Centre	4 mins
Bluewater Shopping Centre	9 mins
Ebbsfleet International Station	20 mins

Air

London City	18 miles
Gatwick	38 miles
Stansted	48 miles
Heathrow	60 miles



VIEWING

Strictly by appointment through the joint agents.

EPC available for download via the website.

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brayfoxsmith.com
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01322 285 588
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MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled February 2024.

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