



RADIUS

REFURBISHED OFFICES TO LET
WITH DIRECT ACCESS TO JUNCTION 1A / M25

DARTFORD - DA2 6QH
RADIUS-CROSSWAYS.CO.UK

AT THE HEART OF CROSSWAYS BUSINESS PARK

Radius is an impressive three storey headquarters office building totalling 38,784 sq ft and occupies a prominent position on Crossways Business Park with excellent views across Cotton Lake.

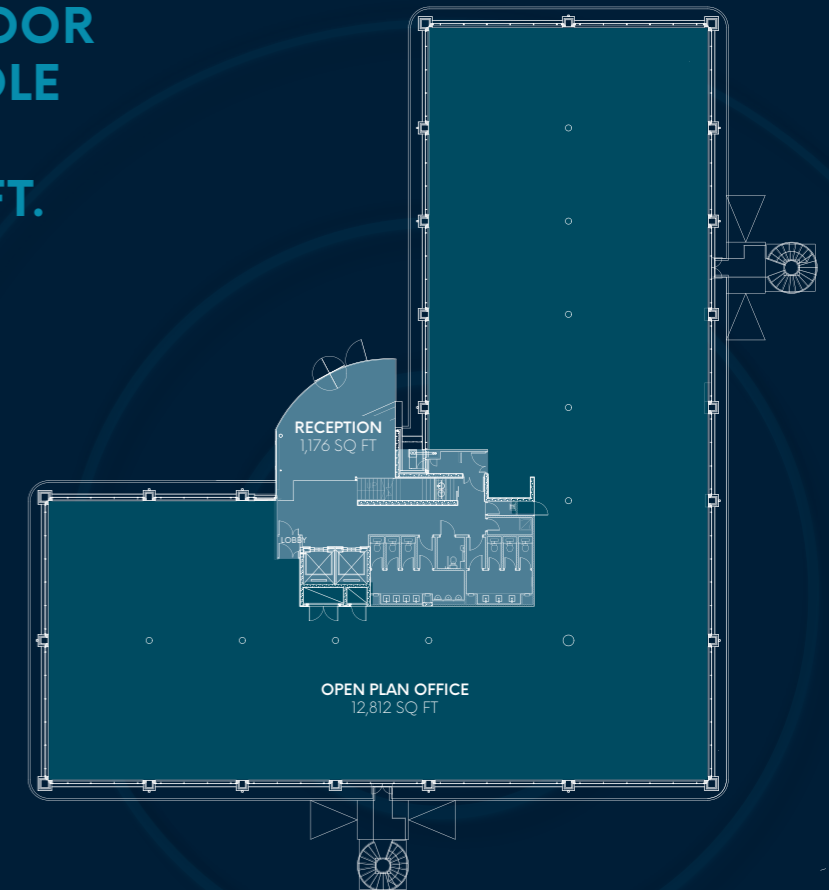
The building has recently been refurbished to an extremely high standard and affords excellent on-site car parking with 198 spaces equating to a ratio of 1:195 sq ft.



THE ENTIRE SECOND FLOOR IS AVAILABLE AS A WHOLE OR AS TWO SEPARATE SUITES FROM 6,250 SQ FT.

The specification includes:

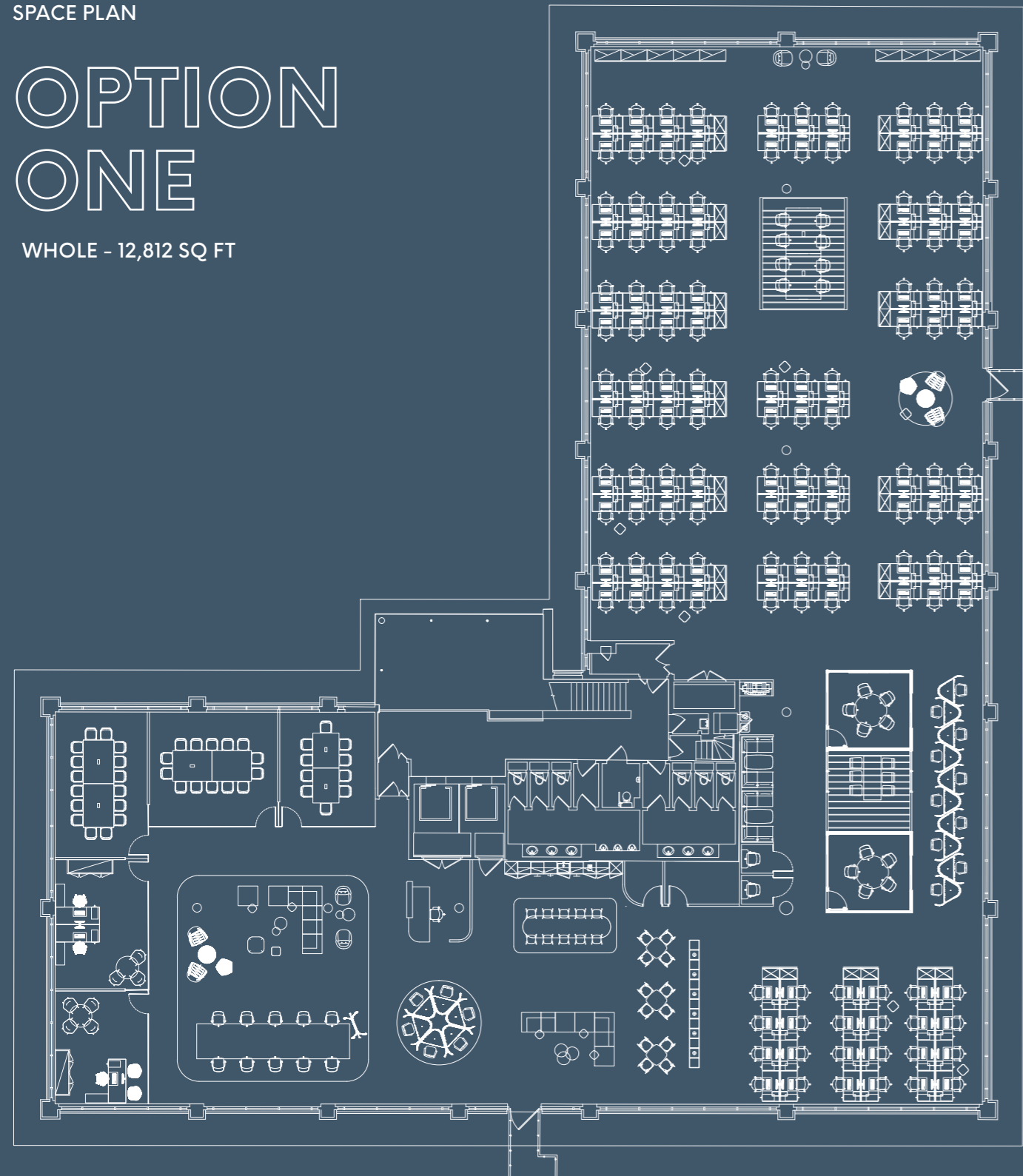
- New VRF air conditioning system (1:8 sq m occupational density)
- New full access raised floors
- New suspended ceilings with LED lighting on PIR motion sensors
- Fitted kitchen/breakout area
- New fully glazed double height feature reception
- 2x8 person passenger lifts
- Refurbished male, female & disabled WCs
- Shower facilities
- EPC rating A
- 66 car spaces



SPACE PLAN

OPTION ONE

WHOLE - 12,812 SQ FT



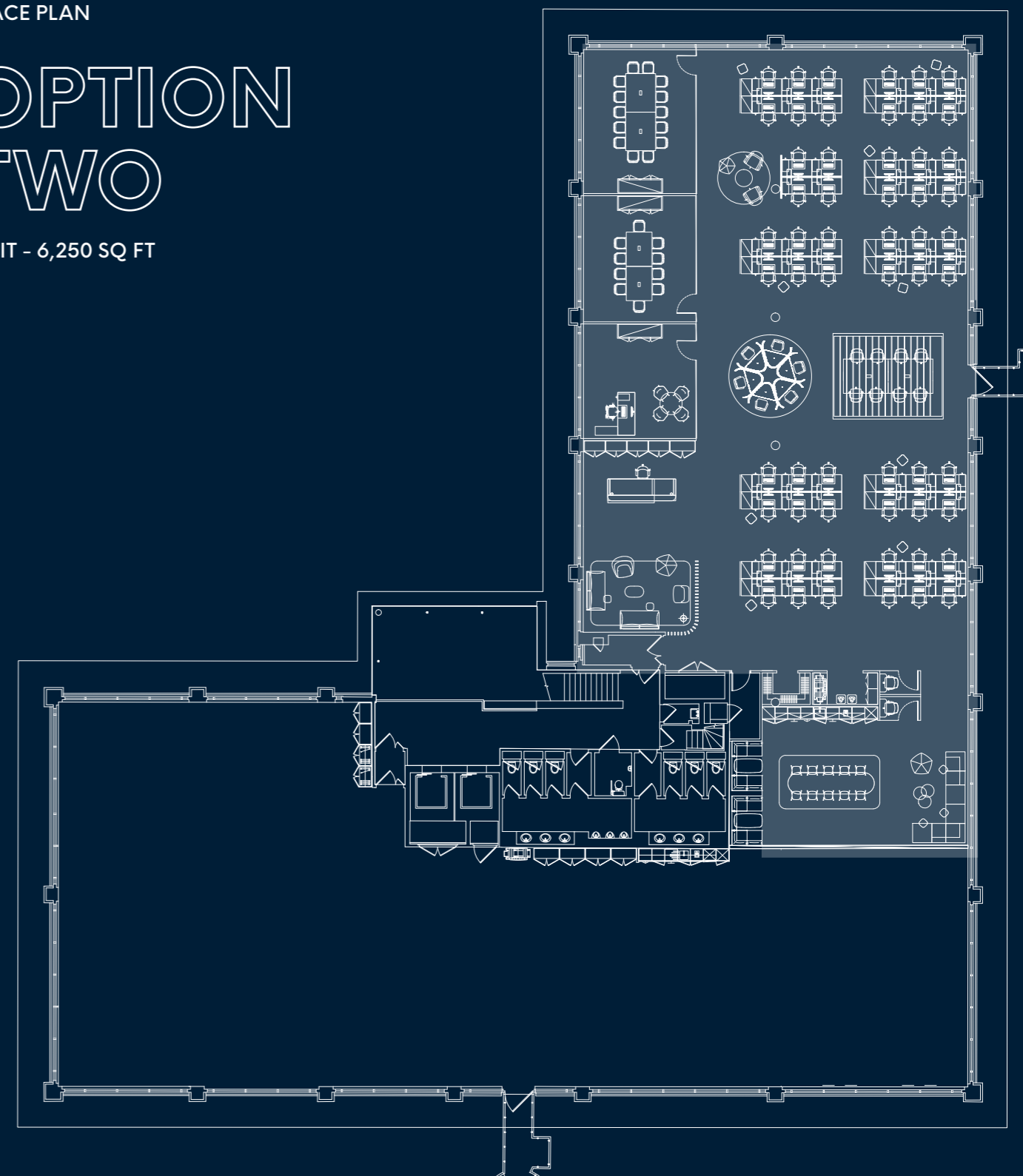
Indicative layout

- 1x Reception (1 Person)
- 1x Hot Desk/ Collab (22 Person)
- 1x Meeting Room (10 Person)
- 1x Meeting Room (14 Person)
- 2x Meeting Room (16 Person)
- 2x Meeting Booths (4 Person)
- 4x Meeting Collab Spaces
- 16x Hot Desk Booths (1 Person)
- 2x Call Booths
- 1x Storage/Comms Area
- 126x Desks Open-plan
- 1x Private Office (1 Person)
- 1x Private Office (2 Person)
- 1x Print Zone
- 1x Cloaks
- 1x Tea Point
- 1x Breakout Seating

SPACE PLAN

OPTION TWO

SPLIT - 6,250 SQ FT



Indicative layout

SPACE A - 6,250 SQ FT

- 1x Reception (1 Person)
- 1x Client Waiting Area
- 1x Meeting Room (10 Person)
- 1x Meeting Room (14 Person)
- 2x Meeting Booths (4 Person)
- 1x Tea-point
- 2x Storage Area
- 58x Desks Open-plan
- 1x Private Office's
- 1x Print Zone
- 1x Comms
- 1x Collaboration Area (8 Person)
- 8x Breakout Seating
- 2x Phone Booths

DIRECT ACCESS TO THE M25



M25

STONE CROSSING
STATION

DARTFORD TUNNEL

QEII BRIDGE

A206

RADIUS

ANCHOR BOULEVARD

M25 J1A

20 MILES OUTSIDE CENTRAL LONDON

Crossways Business Park is located on the outskirts of Dartford next to junction 1A of the M25 motorway. The park's strategic location affords excellent access to the M25, A2 and the national motorway network.

Stone Crossing and Greenhithe stations are both within walking distance and offer services to/from Central London and the Medway towns whilst Ebbsfleet station which is an approximate seven minute drive, offers the High Speed One service to/from London St Pancras as well as the Eurostar service to the continent.



HOW DO I GET THERE?

CAR

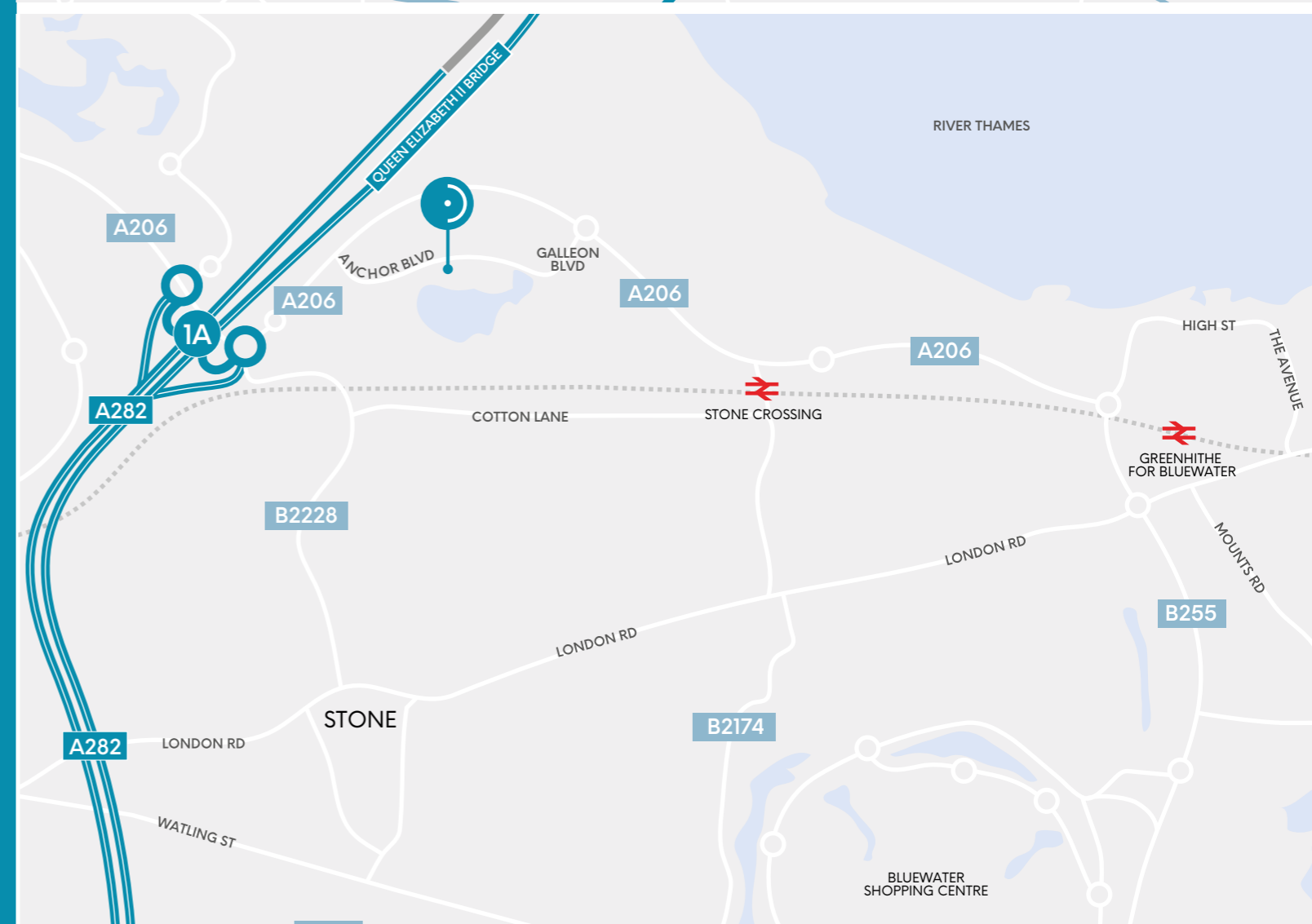
Dartford	3.7 miles	12 mins
Gravesend	6.3 miles	18 mins
London	22.6 miles	52 mins
Dover	59 miles	1 hr 4 mins

AIR

London City	17.4 miles	30 mins
Southend	26.8 miles	42 mins
Gatwick	34.1 miles	35 mins
Heathrow	55.4 miles	54 mins

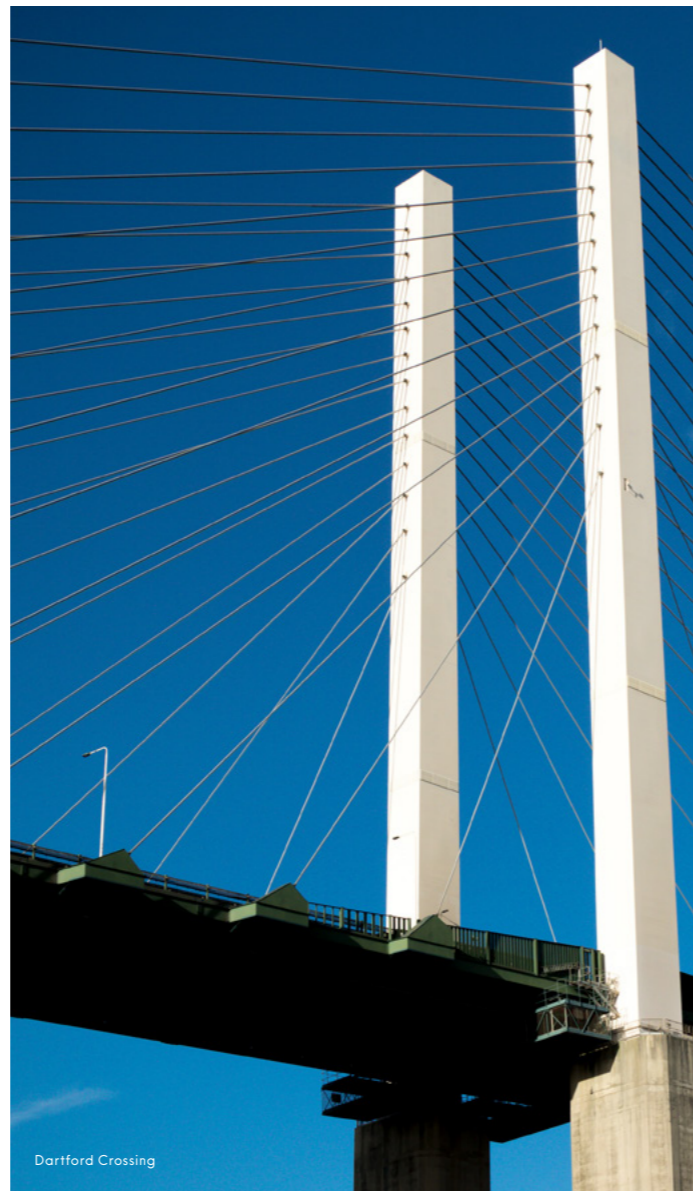
TRAIN

Stone Crossing	0.9 miles	3 mins
Greenhithe	1.4 miles	4 mins
Dartford	2.8 miles	10 mins
Ebbsfleet Intr	4.6 miles	13 mins



BLUEWATER SHOPPING ON YOUR DOORSTEP

Crossways Business Park has several popular amenities, including on site Costa Coffee and The Wharf public house, as well as a wide range of local hotels, cafes and bars. Bluewater shopping centre is only 1.5 miles away with over 300 stores, bars, cafes and restaurants. There are c.13,000 free car parking spaces making Bluewater a perfect lunch time or afterwork destination.



Dartford Crossing

On Site

On Site

Bluewater Shopping Centre

Green in the High Street



**bray
fox
smith**

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