



Crossways Commercial Park

**CROSSWAYS**

**239**

[crosswayscp.com](http://crosswayscp.com)

**238,800 sq ft prime distribution warehouse**

Dartford, DA2 6QS | M25 J1a | Available Summer 2021

# Space for easy access

Benefitting from a prime location adjacent to Junction 1a of the M25, Crossways Commercial Park will deliver 26.8 acres of market-leading distribution and logistics space, offering customers fast access into Central London and the national motorway network.

Available for occupation from Summer 2021, the three-unit development will provide leasing opportunities from 101,205 sq ft – 238,800 sq ft.



## LARGE CONSUMER REACH

Access a population of 9.2 million people within a one-hour HGV drivetime<sup>1</sup>



## WORLD-CLASS TRANSPORTATION 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



## HIGHLY SKILLED WORKFORCE

Benefit from a large local labour pool

<sup>1</sup>Source Esri and Michael Bauer Research.



The premier business park offers excellent on-site amenities in an attractive, landscaped setting.

Indicative CGI

# Specification

**Crossways 239 will deliver 238,800 sq ft of high quality distribution warehouse space, developed to a BREEM 'Very Good' 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, enabling customers to accommodate the latest developments in technology and automation.

- + 18m clear internal height
- + 55m yard depth
- + 50kN/m<sup>2</sup> floor loading
- + 2.5 MVA (with increased supply possible)
- + 20 loading dock doors
- + 4 level access doors
- + 238 car parking spaces (including 12 accessible and 5 car sharing)
- + 45 HGV parking spaces
- + 30 cycle spaces
- + 10 motorcycle spaces
- + 12 electric car charging spaces (22 kW charging points)
- + Two-storey hub office
- + Secure yard with gatehouse
- + EPC 'A' rating and BREEM 'Very Good'

**Grade A warehousing, developed to a market leading specification**



# Site plan

## Schedule of accommodation

Accommodation	sq ft	sq m
Warehouse	212,470	19,740
Undercroft for future welfare	5,435	505
Ground, first and second floor office	13,025	1,210
Two storey hub office	5,000	465
Plant room / store	2,570	239
Gatehouse	300	27
<b>Total</b>	<b>238,800</b>	<b>22,186</b>

Scan the QR code to view our virtual tour



# Sustainability

Goodman is committed to creating sustainable developments, which balance environmental impacts with social and economic benefits.

Developed to a BREEAM 'Very Good' standard and targeting an A-rated EPC, the property will include the following innovative features:

## Fabric first

- Carbon neutral cladding envelope
- Air tightness far in excess of current building regulations
- 12-15% roof lights providing optimum natural light
- Carbon neutral carpet tiles
- Ceiling tiles with a high percentage of recycled content

## Energy solutions

- Solar-enabled roof structure designed to support photovoltaic panels
- Solar wall thermal heating
- Solar thermal hot water
- LED lighting to offices and external areas
- Increased energy metering
- Seasonal commissioning
- Control panels and timeclocks for M&E plant
- Low NOx condensing boiler
- 12 electric car charging points (22 kW), complete with additional infrastructure for future electrical vehicle charging

Additional measures as standard include:

- Rainwater harvesting
- Water saving taps and WCs



Benefit from energy, cost, CO<sup>2</sup> and maintenance savings



# Accessibility

Ideally placed to serve London and the South East, the area is home to some of the largest companies within the transportation and logistics sector<sup>2</sup>. Local occupiers include John Lewis, Kuehne+Nagel, ASDA, Sainsbury's, Europa, DHL and Yodel, all benefitting from the location's excellent transport links.

- + Central London can be accessed via the A2, A20 and A13, with the M25 providing fast links to the national motorway network.
- + Ebbsfleet International provides regular services to London St Pancras (17 mins) on the high speed line.
- + The Channel Tunnel, Port of Dover and London Thamesport are all within easy reach via the M25, M2 and M20, while the A12 provides access to Harwich and Felixstowe.
- + The proposed Lower Thames Crossing (target opening 2027) will create a new link between the A2 and the M25, providing more than 90% additional road capacity across the Thames east of London<sup>3</sup>.



Crossways Commercial Park

<sup>2</sup>Source Locate in Kent, 2018  
<sup>3</sup>Source Highways England, 2019

## Road

M25 (J1a)	0.5 miles
Ebbsfleet International Railway Station	5 miles
M20 (J1)	7 miles
Central London	22 miles

## Airports & ports

Port of Tilbury	12 miles
London Gateway	14 miles
London City Airport	18 miles
London Thamesport	24 miles
London Gatwick Airport	35 miles
London Stansted Airport	37 miles
Port of Sheerness	43 miles
Channel Tunnel	53 miles
London Heathrow Airport	56 miles
Port of Dover	59 miles
Harwich International Port	71 miles
Port of Felixstowe	78 miles

Source: Google Maps

# Location | Crossways Commercial Park, Clipper Boulevard, Dartford, Kent

Crossways Commercial Park is located three miles north east of Dartford Town Centre and forms part of a well-established employment park spanning 300 acres. Accessed via Clipper and Galleon Boulevard, the site is adjacent to the A206 – a main arterial route – while Junction 1a of the M25 (Dartford Crossing) is a mile from the Park.

