



80,277 SQ FT
WAREHOUSE/LOGISTICS
FACILITY TO LET

FINAL UNIT UNDER
CONSTRUCTION
AVAILABLE Q1 2019



ACCOMMODATION

| CAPACITY | SQ M | SQ FT | MAXIMUM YARD DEPTH (M) | MINIMUM CLEAR HEIGHT (M) | DOCK LEVEL LOADING | LEVEL ACCESS LOADING | PARKING SPACES | LORRY SPACES |
|--|--------------|---------------|------------------------|--------------------------|--------------------|----------------------|----------------|--------------|
| WAREHOUSE | 6,581 | 70,837 | 52 | 12.5 | 7 | 4 | 72 | 9 |
| GROUND FLOOR OFFICE | 80 | 861 | | | | | | |
| FIRST FLOOR OFFICE | 797 | 8,579 | | | | | | |
| TOTAL | 7,458 | 80,277 | | | | | | |
| AREA SCHEDULE GROSS EXTERNAL AREA (GEA): | | | | | | | | |

SPECIFICATION

The building which benefits from B1c, B2, B8 consent, is designed to provide the following institutional specification:



52M MAXIMUM YARD DEPTH



7 DOCK LEVEL LOADING DOORS



4 LEVEL ACCESS LOADING DOORS



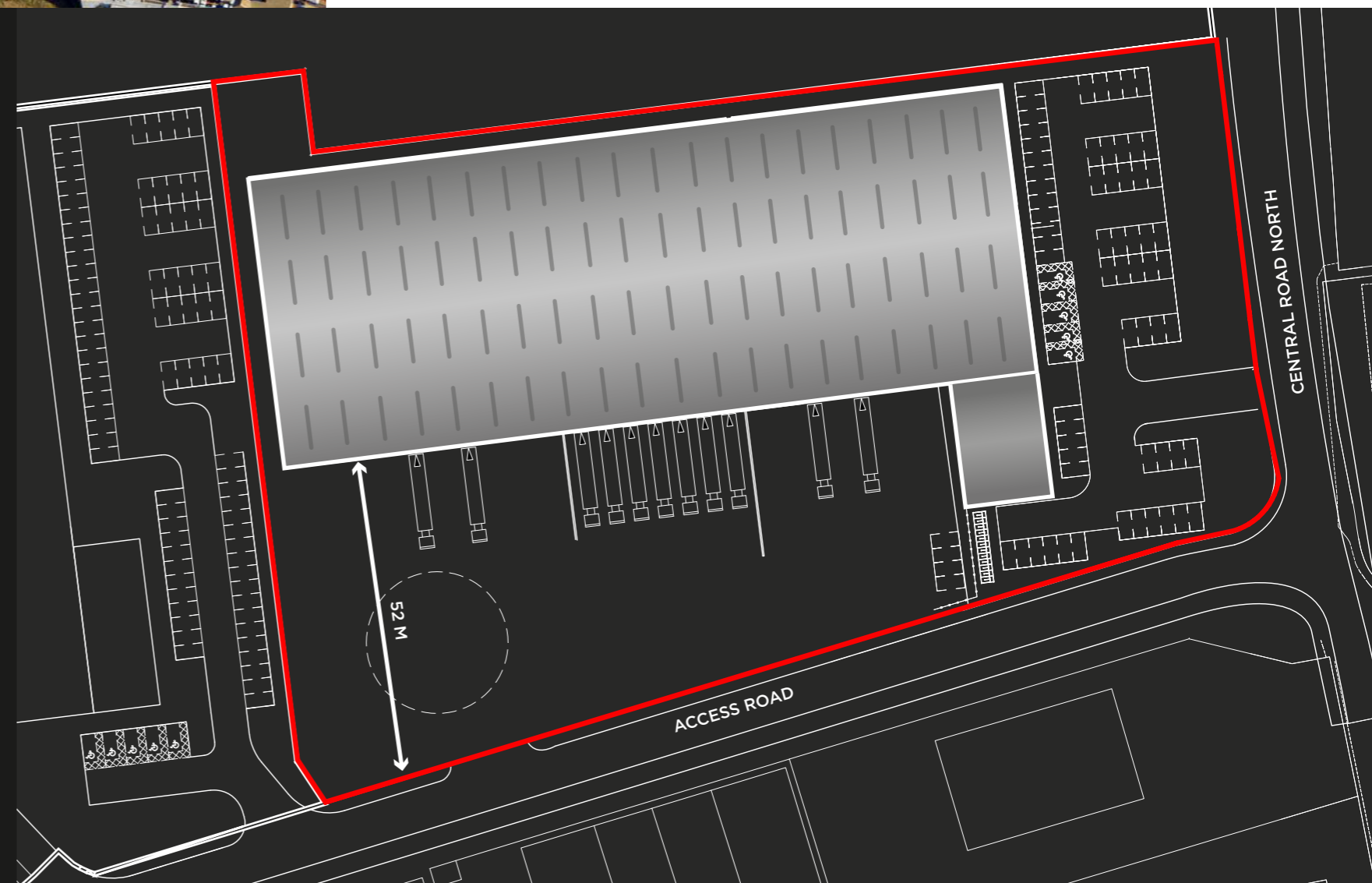
MINIMUM CLEAR HEIGHT 12.5M



9 DESIGNATED LORRY SPACES



72 CAR PARKING SPACES



**CAPACITY IS
LOCATED WITHIN
THE NORTHERN
GATEWAY
STRATEGIC SITE
AS DEFINED IN
THE DARTFORD
BOROUGH COUNCIL
CORE STRATEGY.**



Direct Access onto Bob
Dunn Way (A206)
via a new private and
dedicated access road.

| | |
|-----------------------|------------|
| Dartford Rail station | 0.6 miles |
| M25 J 1a | 1.5 miles |
| Port of Tilbury | 13 miles |
| London Gateway (Port) | 16 miles |
| London City Airport | 16.7 miles |
| Central London | 18.5 miles |
| Dover | 61.6 miles |



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