

UK, KENT

LOGICOR PARK

DARTFORD

NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT
PROVIDING 20 GRADE A UNITS

2,885 - 6,025 SQ FT ACROSS 83,125 SQ FT

AVAILABLE Q1 2023

SAT NAV: DA1 5PT



LOGICOR PARK

DARTFORD

Dartford Crossing provides direct access to Central London and the UK's National Motorway Network.



Indicative Image

This high quality industrial estate comprises 20 units of steel portal frame construction suitable for a range of uses.

The units benefit from 8m eaves, Cat A office fit-out and three phase power supply.

The site can be accessed via Albion Road, which leads to allocated parking and a yard depth up to 17 metres.






PLOT 4A

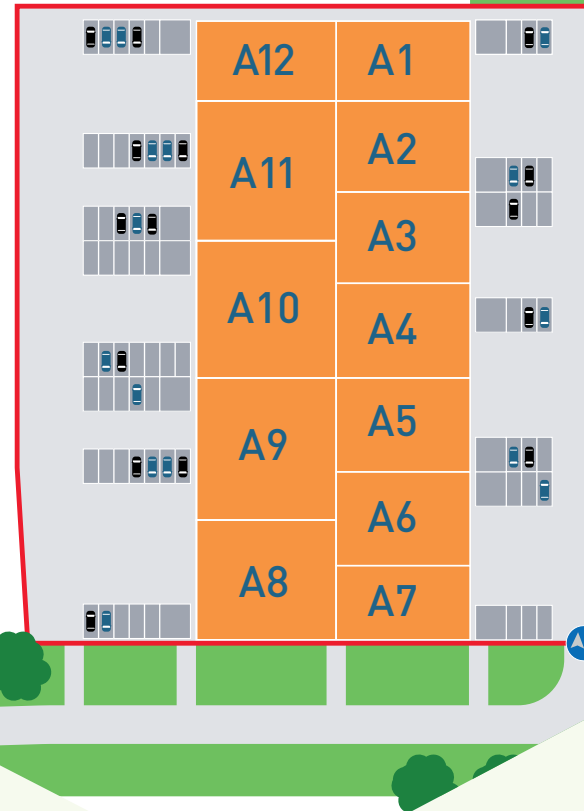
ACCOMMODATION

| UNIT | OFFICE SQ FT | WAREHOUSE SQ FT | TOTAL SQ FT |
|--------------|---------------|-----------------|---------------|
| A1 | 1,140 | 4,175 | 5,315 |
| A2 | 1,295 | 4,730 | 6,025 |
| A3 | 1,280 | 4,565 | 5,845 |
| A4 | 1,295 | 4,715 | 6,010 |
| A5 | 720 | 2,675 | 3,345 |
| A6 | 720 | 2,580 | 3,300 |
| A7 | 865 | 3,115 | 3,980 |
| A8 | 845 | 2,965 | 3,810 |
| A9 | 855 | 3,045 | 3,900 |
| A10 | 855 | 3,045 | 3,900 |
| A11 | 855 | 3,110 | 3,975 |
| A12 | 715 | 2,585 | 3,300 |
| TOTAL | 11,450 | 41,225 | 52,705 |

*Gross External Areas

KEY

-  Main entrance
-  Car parking
-  Available units



SPECIFICATION



8m eaves height



Level access loading doors



BREEAM target 'excellent'



Bike shelter



LED lighting



CAT A specification



Internal offices



Local bee hotel



Showers, changing facilities, lockers



Communal seating area



EV charging



EPC A

Dartford Crossing
/ QE2 Bridge



europa
worldwide group

amazon

Plot 4B

Plot 4A



Adjacent to
Fastrack bus stop
servicing Dartford
and Ebbsfleet
International stations



30% of the estate
has been
safeguarded
for biodiversity
improvements



Riverside
walk



Habitat for
up to 1m bees



Employee
on-site
cycle scheme



2m tonnes of CO2
saved by recycling
materials during
construction

PLOT 4B



ACCOMMODATION

| UNIT | OFFICE SQ FT | WAREHOUSE SQ FT | TOTAL SQ FT |
|--------------|--------------|-----------------|---------------|
| B1 | 1,025 | 2,870 | 3,895 |
| B2 | 765 | 2,165 | 2,930 |
| B3 | 765 | 2,120 | 2,885 |
| B4 | 1,025 | 2,870 | 3,895 |
| B5 | 1,015 | 3,790 | 4,805 |
| B6 | 765 | 2,805 | 3,570 |
| B7 | 765 | 2,870 | 3,635 |
| B8 | 1,015 | 3,790 | 4,805 |
| TOTAL | 7,140 | 23,280 | 30,420 |

*Gross External Areas

SPECIFICATION



8m eaves height



Level access loading doors



BREEAM target 'excellent'



Bike shelter



LED lighting



CAT A specification



Internal offices



Local bee hotel



Showers, changing facilities, lockers



Communal seating area



EV charging



EPC A

STRATEGIC LOGISTICS LOCATION

Logicor Park Dartford is located adjacent to the M25 and Dartford Crossing, providing direct access to Central London and the UK's National Motorway Network. Dartford offers local bus route connectivity to Ebfleet. London is 21 miles from the site and London City Airport can be reached in under 30 minutes.

M25: 1 MILE, 4 MINUTES
A2: 3 MILES, 6 MINUTES
A13: 4.5 MILES, 9 MINUTES
M11: 20 MILES, 22 MINUTES

DRIVE TIME TO **LONDON CITY AIRPORT** IS APPROXIMATELY **18 MILES, 28 MINUTES**

TILBURY: 12 MILES, 20 MINUTES
LONDON GATEWAY: 15 MILES, 24 MINUTES
DOVER: 60 MILES, 60 MINUTES
FELIXSTOWE: 78 MILES, 80 MINUTES

LONDON ST PANCRAS: 19 MINUTES
LONDON BRIDGE: 38 MINUTES



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