

# Unit 1

# NEWTONS COURT

CROSSWAYS BUSINESS PARK, DARTFORD DA2 6QL

43 CAR PARKING SPACES

**TO LET** WAREHOUSE / INDUSTRIAL UNIT  
25,324 SQ FT (2,532.77 SQ M)

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# Unit 1 NEWTONS COURT

CROSSWAYS BUSINESS PARK,  
DARTFORD DA2 6QL



## LOCATION

Crossways Business Park is situated approximately 25 miles to the south east of Central London and is strategically located close to Junction 1a of the M25 (approximately 0.5 mile) and the Dartford Crossing providing good access to the national motorway network. Crossways is the largest mixed use business park on the M25 and Newtons Court is accessed from the roundabout junction of Galleon Boulevard with Anchor Boulevard.



## DESCRIPTION

The property comprises a modern detached warehouse or industrial unit constructed around a steel portal frame with part brick and blockwork, part profile metal clad elevations occupying a prominent location adjoining the A206 main dual carriageway spine road through Crossways Business Park. The pitched roof incorporates translucent light panels and the unit benefits from extended offices constructed to a high standard at ground and first floor level. Segregated office staff car parking is located to the northern side of the building with loading to the three level access up and over sectional shutter doors via the yard on the opposite side of the building. The offices consist of a mixture of open plan and cellular layouts and can be configured to suit different tenant requirements. There are separate office and warehouse WC and kitchen facilities. A previous occupier had installed an up-rated electricity supply, the infrastructure for which remains in situ and the landlord's power consultants have advised that a power supply of up to 400Kva may be available to an incoming occupier, subject to occupier verification.

## AMENITIES

- 6.2m minimum height to underside of haunch
- Three level access loading doors
- Lighting to warehouse
- Separate male & female WC facilities for office & warehouse

- Double glazed windows to office
- Gas central heating to office
- 43 car parking spaces
- Potential for up to 400Kva power supply with current infrastructure

## ACCOMMODATION

Warehouse with WC's and Ancillary	18,005 sq ft	1672.86 sq m
Ground Floor Office & Reception	3,669 sq ft	340.84 sq m
First Floor Office & WC	3,650 sq ft	339.07 sq m
<b>TOTAL GROSS INTERNAL AREA</b>	<b>25,324 sq ft</b>	<b>2,352.77 sq m</b>

## EPC RATING

The EPC rating is C (73).

## TERMS

Available on new full repairing and insuring lease terms.

## RENT

On application.

## VIEWING

Strictly by appointment through the joint agents.

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**PROPERTY TRUST**

**Altus Group**  
**01322 285588**  
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**JLL**  
**020 7493 4933**  
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