

UNIT 12 NEWTONS COURT

Crossways Business Park

Dartford DA2 6QL



RVW
ROBERTS VAIN WILSHAW

JLL

TO LET
67,344 SQ FT (6,256.46 SQ M)

UNIT 12 NEWTONS COURT

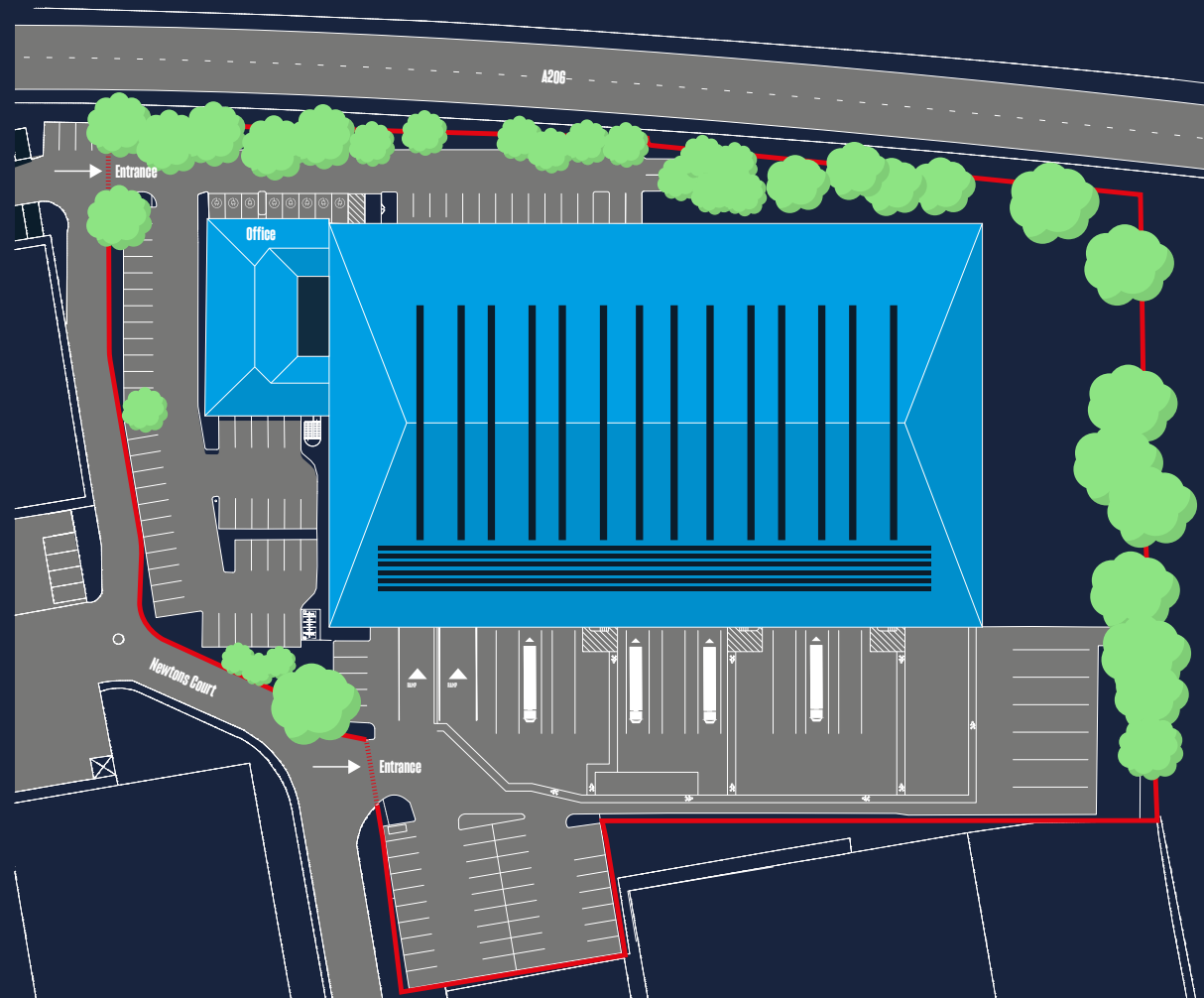
Comprises a modern detached warehouse/ industrial unit of steel portal frame construction with profile metal clad elevations under a newly replaced pitched roof. The unit underwent a comprehensive refurbishment and modernisation in 2022

The warehouse benefits from 6 loading doors (4 dock and 2 level access) to the side elevation accessed off a secure fenced and gated yard approximately 27m deep. Separate ample car parking areas are located to the side and front elevation facing Crossways Boulevard.

The offices benefit from suspended ceilings with recessed LED lighting, air condition and double glazed windows.

TENURE

Available by way of assignment of existing lease ending 22/06/2037. Alternatively consideration would be given to a new lease direct with the landlord for a term to be agreed.



STRATEGICALLY LOCATED FOR LAST MILE URBAN LOGISTICS



SPECIFICATION

- Infrastructure for EV charging points
- Power 600 kVA
- Secure yard
- 6 loading doors (4 dock + 2 level access)
- PV panels
- Clear internal height 8m
- Private parking
- EPC A rating

ACCOMMODATION

Area (GIA)	Sq Ft	Sq M
Warehouse	58,340	5,419.96
Ground Floor Office	4,251	394.93
First Floor Office	4,753	441.57
Total	67,344	6,256.46



PRIME POSITION

Newtons Court is located on the outskirts of Dartford next to junction 1A of the M25 motorway. It'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.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

Strictly by appointment through the agents:

Joseph Wilshaw

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Peter Davidson

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Leah Cave

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CONNECTIONS



Destination	Distance	Time
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



Station	Distance	Time
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

