

QUADRANT COURT

Crossways Business Park Dartford
DA9 9AY



TO LET

HIGH QUALITY MODERN
TRADE COUNTER / INDUSTRIAL /
WAREHOUSE UNITS

UNIT 24 - 24,968 SQ FT

UNIT 11 - 4,718 SQ FT

QUADRANT-COURT.CO.UK

HIGH QUALITY UNIT

4,718 SQ FT (438 SQ M) & 24,968 SQ FT (2,319 SQ M)

IMMEDIATELY AVAILABLE TO LET.

Quadrant Court consists of a modern estate constructed to a high quality specification. With generous car parking provisions and situated in a well positioned and prominent location, Quadrant Court offers units alongside many established trade park occupiers such as Howdens, Toolstation, Screwfix, CEF & Brewers.



UNIT 11

Warehouse	3,871 sq ft	360 sq m
Office	847 sq ft	78 sq m
TOTAL	4,718 sq ft	438 sq m



UNIT 24

TOTAL	24,968 sq ft	2,319 sq m
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SPECIFICATION



Fitted first floor offices



7.5m eaves height



3 phase power & all main services



Level loading doors



Unrestricted 24hr access



EPC B



B1/B8 use



Floor loading 30kN/m²

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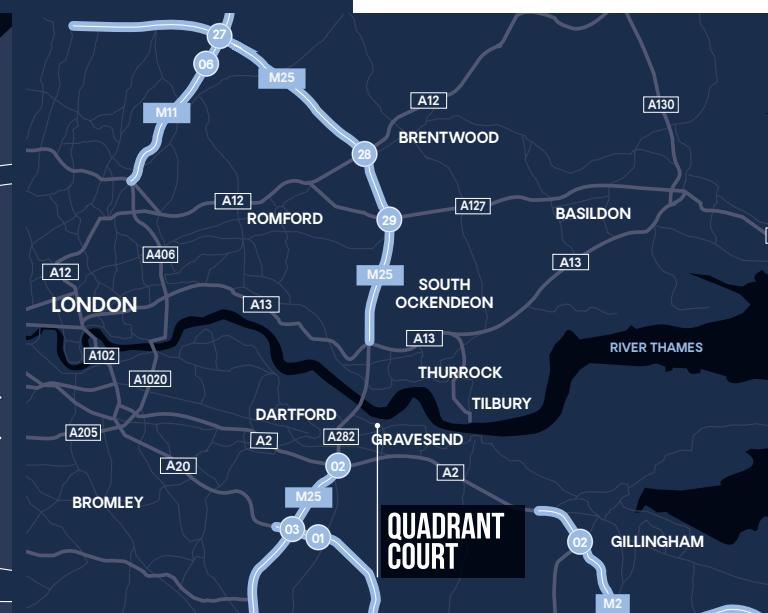
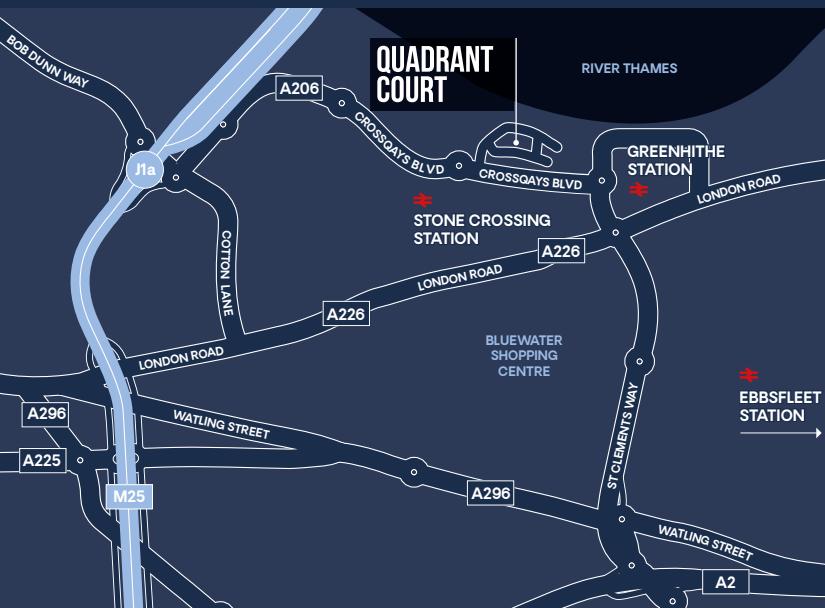
Ebbsfleet International Station for high speed access to Central London & Europe

Quadrant Court on Crossways Business Park is strategically located just off Junction 1A M25 (Dartford Crossing) close to Bluewater Shopping Centre and Ebbsfleet International Station.

A well established business location, Crossways is the largest mixed use business park on the M25 and offers an unrivalled package of access and facilities in a high quality landscaped business environment.



Greenhithe & Stone Crossing Stations on the Gillingham to Central London Line (London Bridge / Cannon Street / Charing Cross)



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TERMS

The units are to be let on new full repairing and insuring leases. Terms are available upon application.

VIEWING

Strictly through sole letting agents.



Fastrack public transport bus route Dartford to Gravesend via Crossways, Bluewater & Ebbsfleet



Three hotels with fitness, conference & restaurant facilities



Fast food outlets including The Wharf Pub, Burger King, local cafe and convenience store



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Misrepresentation Act. Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

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