



Site E10 · Crossways Business Park · Dartford · Kent DA2 6QP

An outstanding opportunity to acquire the last significant development plot on Crossways Business Park at M25 junction 1a

For Sale

with vacant possession



12.6 acres (5.1 ha) approximate gross area, 5.47 acres (2.21 ha) approximate net developable area

Planning consent for offices or a quality development for employment uses





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The Opportunity

Site E10 lies at the end of Bridge Close parallel to the River Thames and close to the Queen Elizabeth 2 Bridge on Crossways Business Park. Extending to 5.47 acres (2.21 ha) net developable area, Site E10 provides an excellent opportunity for an owner occupier or developer to acquire a high quality site in a business park environment with The Thames and bridge providing a stunning backdrop.



Crossways Business Park

The site lies within the well established & highly landscaped Crossways Business Park, Dartford at junction 1a of the M25 in Kent. Crossways is the biggest mixed use business park on the M25 extending to circa 320 acres with 3 hotels providing 366 beds, a pub, Burger King & Costa Coffee outlets and separate office and industrial/warehouse areas totaling circa 3,000,000 sq ft within its master planned environment. Bluewater, the renowned shopping centre complex, is only 3 miles from the Park.

Visit: www.crosswayskent.com

There is dual road access to Crossways off the M25 or the A2 via Bluewater. Greenhithe and Stone Crossing railway stations are at the eastern end of The Park and Fastrack, a dedicated bus route linking Gravesend to Dartford town centre via Bluewater, provides regular services through The Park. There is a large ASDA supermarket with petrol station at the eastern end of The Park. Ebbsfleet International Station is 6 miles to the east of Crossways and provides rapid services to Paris and under 20 minutes to St Pancras on the new HS2 line.



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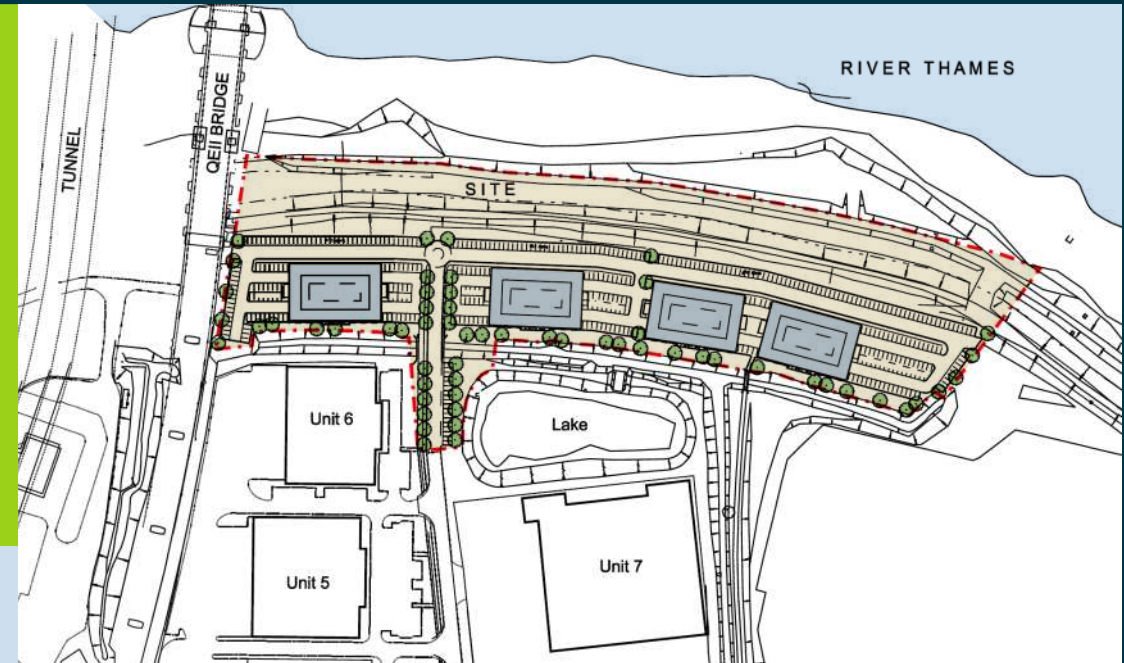
Planning

Crossways Business Park

Outline planning permission was granted by Dartford Borough Council in 1995 for the development of Crossways Business Park for B1, B2, B8 and general supporting services including retail (Classes A1, A2 and A3) petrol filling station and hotel (Class C1) together with associated development. Reserved matters for plots within the site can be submitted for approval up to December 2019.

Site E10

Reserved matters in respect of access, layout and scale were approved for four 4-storey office buildings in 2008 and the Outline permission was amended to allow alternative "quality development" uses. Residential consent would require a separate planning application. Please contact the sole agents for a summary of the planning history, development potential and contact details of the planning officer at Dartford Borough Council.



Data Bank

Information relating to Planning, Geotech & Environmental matters and indicative layout plans are available from a password protected extranet databank.

Please contact the sole agents for access details.

Terms

The site is offered for sale without clawback provision.

Please contact the sole agents for the guide price.



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Sole Agents

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Legal & General

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