

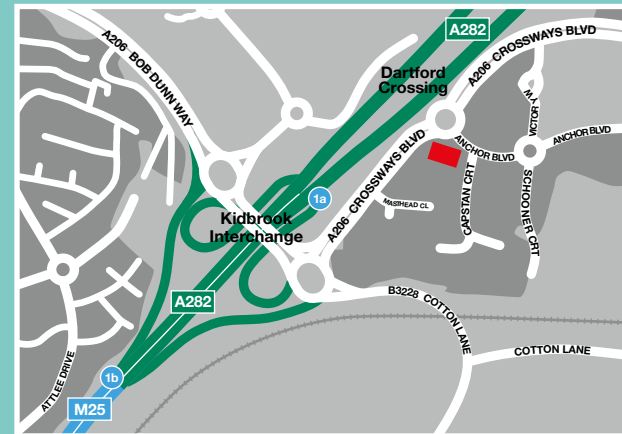
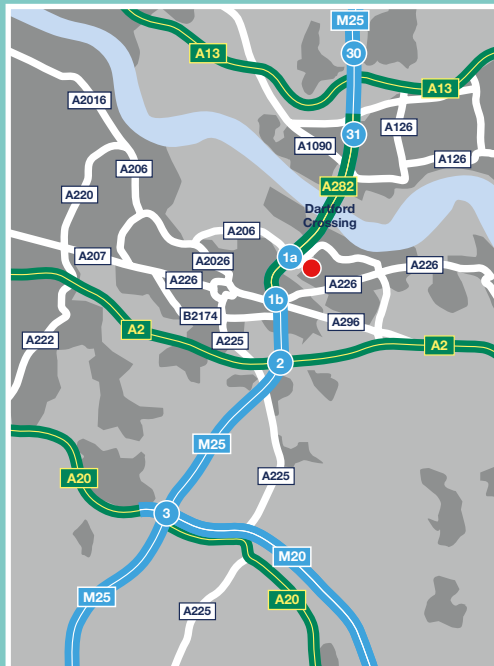


UNIT 3 MASTHEAD

Capstan Court
Crossways Business Park
Dartford DA2 6QG

Standard Life
Investments

Warehouse/
Industrial Unit
28,037 sq ft (2,604 sq m)
TO LET
TO BE REFURBISHED



DESCRIPTION

This self-contained detached unit extends to 28,037 sq.ft. The large service yard provides good access to the warehouse via 3 electric operated loading doors. The building is constructed with a shallow pitched truss frame and 2 story office accommodation with a double height entrance is located fronting Anchor Boulevard.

ACCOMMODATION

	sq m	sq ft
Warehouse	2,009	21,625
Ground Floor Offices	307	3,311
First Floor Offices	228	3,101
TOTAL	2,604	28,037

LOCATION

Unit 3 Masthead is situated in a prominent location at the entrance to the well landscaped and established Crossways Business Park. The estate is adjacent to the Queen Elizabeth II Bridge with direct access to junction 1a of the M25. The premises are accessed from Capstan Court which is just off the A206 dual carriageway linking the M25 to the A2, and Ebbsfleet International Station which is 3 miles to the east.

AMENITIES

- 6 m Clear Internal Height
- Fully Fitted Offices
- 3 Electrically Operated Loading Doors
- 44.8 kN/ m² Floor Loading
- 3 Phase Power Supply
- Kitchenette Facility

TERMS

A new lease is available for a term to be agreed.

EPC

The energy efficiency rating is available on request.

CONTACT

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