



Crossways Point
Crossways Business Park, Kent, DA2 6QD



Up to 25,589 sq ft (2,377 sq m) of new air-conditioned office accommodation

- An established and well-regarded business park situated on junction 1A of the M25.
- A highly specified Grade A office building totalling 25,589 sq ft (2,377 sq m) with floor plates from 6,946 sq ft (645 sq m)
- Outstanding high-speed train connections to London and mainland Europe (Paris, Brussels, Lille) from nearby Ebbsfleet station
- Excellent car parking ratio of 1:212 sq ft.
- Crossways Point also benefits from a wide range of facilities and amenities on site and in the near vicinity.

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POINTING THE WAY

On all dimensions Crossways Point could not be better located. It is adjacent to Junction 1A of the M25 (London 1 hr.) immediately visible from the QEII Bridge and within 5 minutes drive of the 'iconic' 1.6 million sq.ft. Bluewater Shopping Centre. Fastrack, a new public transport initiative on Kent Thameside, will also provide frequent and flexible bus services in the area.

Gatwick, Heathrow and Stansted are all just over an hour's travel and London City Airport is reached via the Docklands Light Railway at Deptford and Lewisham.

Nearby Ebbsfleet Station provides high-speed train access to Central London and to Paris, Brussels and Lille, and Canary Wharf is accessible via the Jubilee line at Stratford. In addition, Stone Crossing is located on the park and Greenhithe Railway station just to the east of the park with both providing direct access to Charing Cross in approximately 40 minutes.

£94 million is being dedicated to the regeneration of Dartford town centre and staff will also appreciate the value-for-money local housing and all of the nearby shopping and leisure facilities together with all the attractions of the Kent countryside ('The Garden of England') within easy reach.

POINTING TO THE FUTURE

Prominently situated on Admirals Boulevard, CP25 provides a high quality office environment, impressive to clients and conducive to staff satisfaction.

- VRF air-conditioning
- Full access raised floors
- 2.75 m floor to ceiling height
- Metal tile suspended ceilings with integrated LG7 compliant lighting
- 2 x 13 person passenger lifts
- Male, female and disabled WCs on each floor
- 118 car parking spaces at an excellent parking ratio of 1:212 sq ft net lettable.

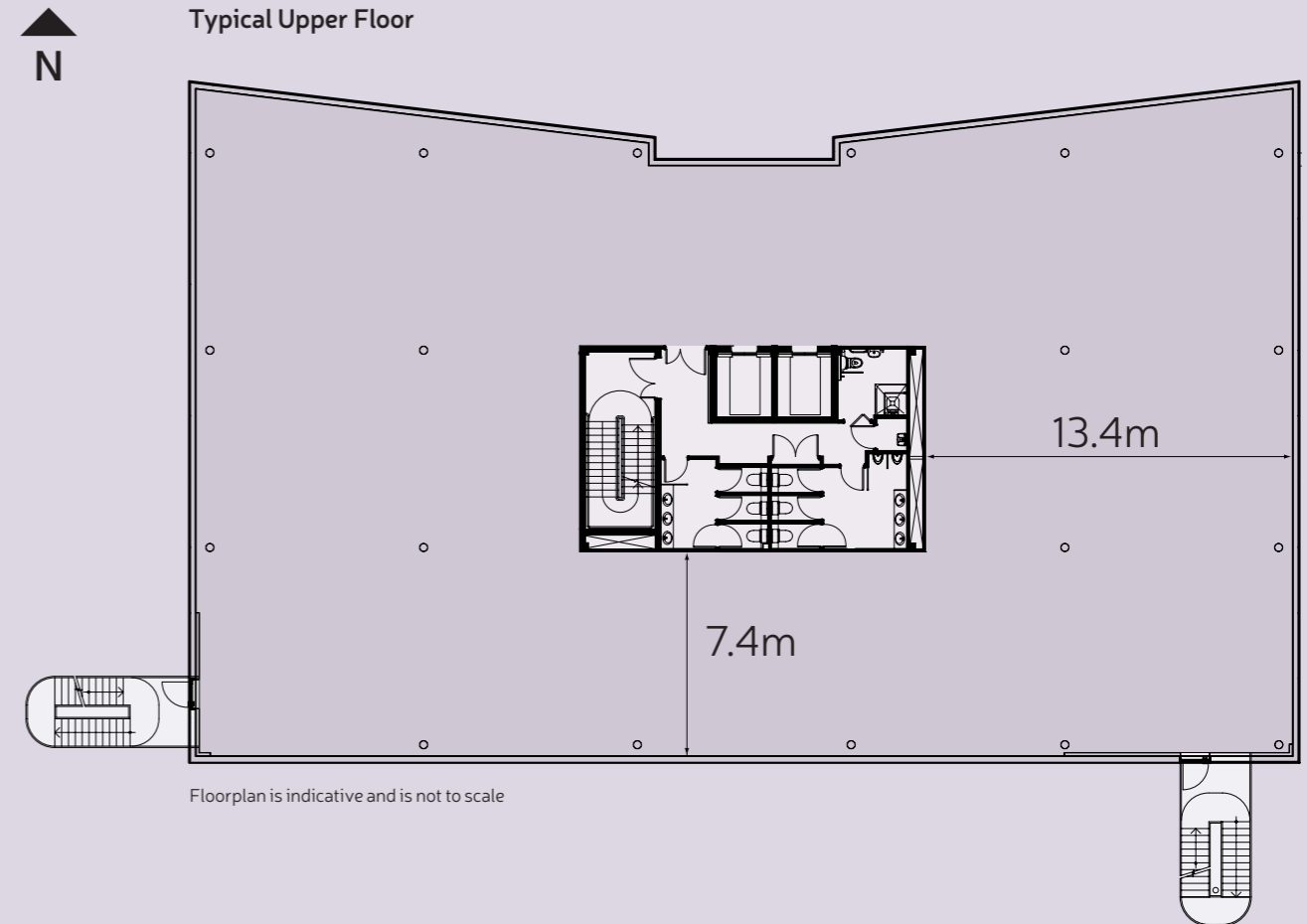
ENVIRONMENTAL PERFORMANCE

- BREEAM rating 'Very Good'
- Energy Performance Certificate rating 'B'.



SCHEDULE OF AREAS

Level	sq ft	sq m
Reception	525	49
Ground	6,946	645
First	9,057	841
Second	9,061	841
Total	25,589	2,377



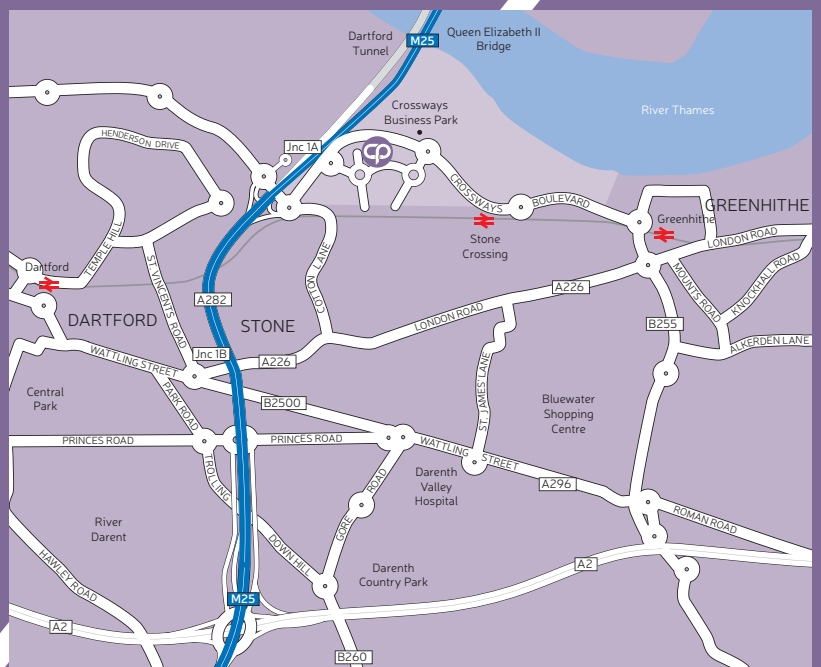


POINTS OF VIEW

Set with an extensively landscaped environment, Crossways Point also benefits from a wide range of facilities and amenities on site or in the near vicinity.

Local amenities include:

- The Hilton International Hotel
- Travelodge Hotel
- Costa Coffee
- Campanile Hotel
- The Wharf Public House
- Asda Superstore
- The Living Well Fitness Club
- Bluewater Shopping Centre.



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