

DRAKE HOUSE CROSSWAYS BUSINESS PARK DARTFORD DA2 6QH



Self-contained headquarters office building totaling 14,983 sq ft with excellent on-site car parking. To Let.

020 7629 5456

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

brayfoxsmith.com

DRAKE HOUSE CROSSWAYS BUSINESS PARK DARTFORD DA2 6QH

Location

Crossways Business Park is located immediately adjacent to Junction 1A of the M25 and the Queen Elizabeth II Bridge giving direct access to the national motorway network. The park is located 3 miles east of Dartford, 8 miles west of Gravesend and 23 miles east of Central London.

Gatwick airport is located 36 miles to the southwest accessed via the M25 and adjoining M23 motorway, while Stansted Airport is located 39 miles to the northwest accessed via the M25 and adjoining M11 motorway. City Airport also easily accessible via M25 and A13.

Train links are excellent and Crossways boasts two train stations (Stone Crossing & Greenhithe) both of which serve Central London with fast and frequent services whilst Ebbsfleet International, located around 2 miles from Crossways, serves Central London and the continent with a journey times of 18 mins and 2 hours respectively.



Situation

Drake House is situated on Anchor Boulevard at the easterly end of Crossways Business Park and affords excellent views across Cotton Lake. The Lakeside Café is located opposite the building.

Description

Drake House is a well specified self-contained office building over ground and first floors constructed in the 1990's. The building is of steel portal frame construction with brick clad elevations and double glazed windows under a pitched tiled roof.

The building benefits from an exceptionally good car parking ratio of 1:131 sq ft with a 114 on-site parking spaces available.

Accommodation

The property affords the following floor areas measures on an NIA basis:

Reception	638 sq ft	59 sq m
Ground	6,111 sq ft	568 sq m
First	8,234 sq ft	7654 sq m
Total	14,983 sq ft	1,392 sq m

Amenities

The property benefits from the following specification:

- Reception area
- Air conditioning
- Cat II lighting
- Raised floors
- Suspended ceilings
- 8 person passenger lift
- 114 on-site car spaces (1:131 sq ft)

Terms

The accommodation is available on a full repairing and insuring lease (by way of service charge) for a term to be agreed.

Rent

£26.00 per sq ft / £389,558 per annum, exclusive of VAT all other outgoings.

EPC

The Energy Performance Asset Rating is D78. A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment via the sole agents:

James Shillabeer
DDi: 020 3362 4351
E: jameshillabeer@brayfoxsmith.com

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

brayfoxsmith.com