



# COTTON LAKE HOUSE

CROSSWAYS BUSINESS PARK, ANCHOR BOULEVARD, DARTFORD, KENT DA2 6QH  
3,000 TO 7,500 SQ FT OF BEST-IN-CLASS OFFICE SPACE TO LET



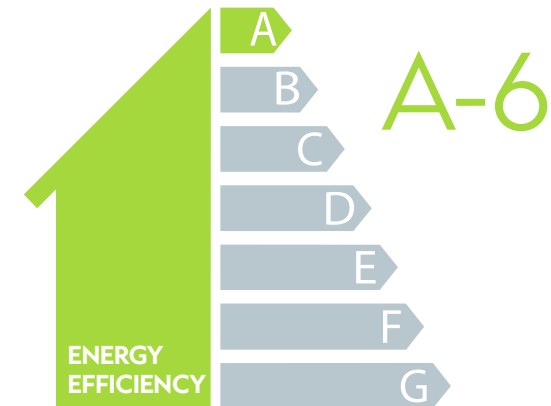




# HIGH QUALITY REFURBISHED OFFICE SPACE

SETTING NEW GREEN STANDARDS AT CROSSWAYS BUSINESS PARK. 3,000 TO 7,500 SQ FT READY FOR IMMEDIATE OCCUPATION.

- COMPREHENSIVELY REFURBISHED OFFICE WITH AN ESG FOCUS.
- TARGETING BREEAM 'EXCELLENT' & EPC – A-6.
- SITUATED WITHIN A LANDSCAPED BUSINESS PARK MAINTAINED TO THE HIGHEST STANDARD.
- EXCELLENT ACCESS TO PUBLIC TRANSPORTATION.
- CLOSE PROXIMITY TO A RANGE OF AMENITIES AND ONLY A 3 MINUTE DRIVE FROM BLUEWATER SHOPPING CENTRE.
- OPEN PLAN FLOOR PLATE BENEFITTING FROM EXCELLENT NATURAL LIGHT WITH UNINTERRUPTED VIEWS OVER COTTON LAKE.
- DESIGNED FOR EFFICIENT TENANT FIT-OUT.
- UNIQUE AND TRANQUIL WORKING ENVIRONMENT WITH OUTDOOR SOCIAL SPACES AND SCENIC WALKS.
- PROACTIVE LANDLORD WITH 20 YEAR INDUSTRY TRACK RECORD. MANAGED TO AN EXCELLENT STANDARD BY HIGHLY EXPERIENCED MANAGING AGENTS.



# URBAN TRANQUILITY. A NEW 'OUTLOOK'

Your canvas,  
your space.

Cotton Lake House was subject to a comprehensive refurbishment that placed a strong emphasis on ESG principles and careful design. This has resulted in the creation of one of the greenest office buildings in this strategic location.

Occupiers can elevate their working environment for enhanced productivity, improved employee satisfaction and lower operating costs.

The first-floor suite, with its panoramic views over Cotton Lake, has a base specification that should reduce the time and cost of a new Tenants fit out.

NEW AIR CONDITIONING

SUSPENDED CEILING WITH LED LIGHTING

EXCELLENT NATURAL LIGHT

BOUTIQUE WCs

SHOWER ROOM WITH CHANGING & LOCKERS

EXCELLENT PARKING RATIO (1:189 SQ FT)

EV CHARGING POINTS

SECURE CYCLE STORAGE

SOLAR PANELS

EPC A-6 AND TARGET BREEAM 'EXCELLENT'

SCENIC WALKS AND OUTDOOR SOCIAL SPACES

DIRECT VIEWS OVER COTTON LAKE

TRAIN STATION AND BUS STOPS CLOSE BY

CLOSE PROXIMITY TO A RANGE OF AMENITIES



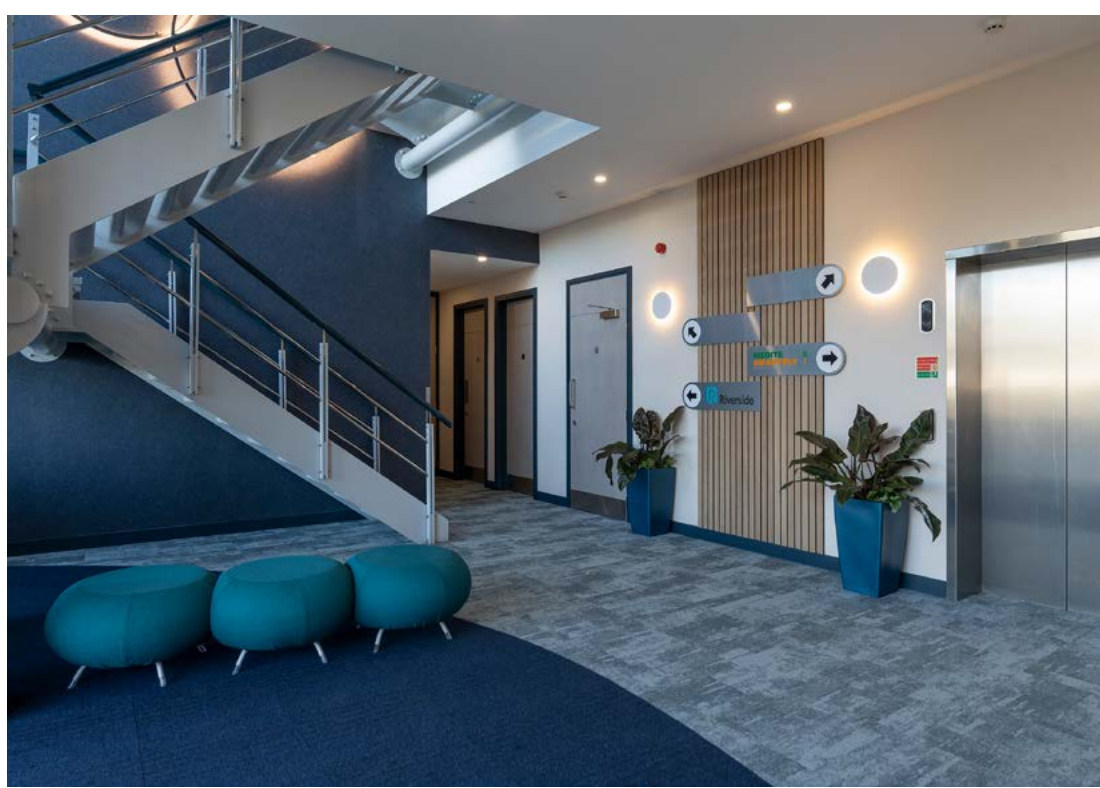




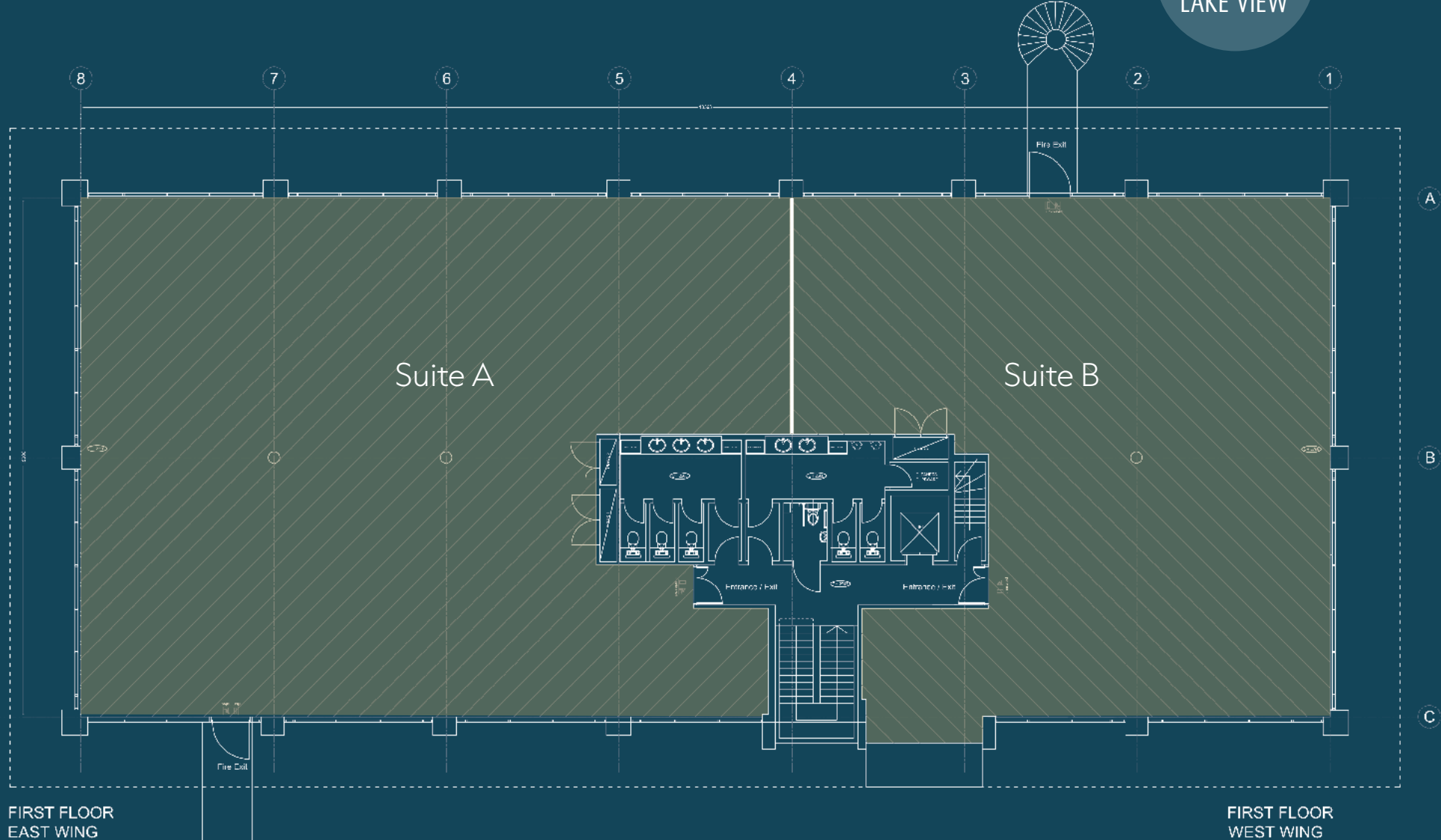


# THOUGHTFUL DESIGN & SPECIFICATION

- Generous reception area with redesigned entrance leading to a passenger lift. This area is finished with feature walls and contemporary wall lighting.
- Boutique toilet facilities incorporating low-flow rate water-efficient fittings.
- Access to modern showers and changing facilities with secure lockers.
- The light and open first floor suite is fully air conditioned with integrated fresh air and heat recovery.
- Flexible ducting to allow individual air conditioning control for any newly created cellular space such as boardroom.
- Power usage monitoring offering enhanced control and visibility over energy consumption.
- Existing fibre connection to the building.
- Each suite benefits from video intercom door entry system for enhanced security and convenience.
- The available first floor suite has access to the secure cycle store, 4 x electric car charging points and a further 36 allocated car parking spaces.



# FIRST FLOOR LAYOUT



Whole floor 7,557 sqft (702.1 m<sup>2</sup>)

The floor can be split as follows: Suite A - c. 4,408 sqft, Suite B - c. 3,149 sqft







# LOCATION

The 300 acre Crossways Business Park is one of the largest mixed-use business parks in the South East. Crossways is home to a diverse business mix ranging from international corporates to smaller businesses. All of which benefit from the Park's strategic location near the M25 motorway and its proximity to London.

Transport links are exceptional. Ebbsfleet International offers high-speed services for those travelling further afield whilst Stone Crossing Station provides local commuter links with travel times to London Bridge in under 45 minutes.

The surrounding area offers numerous amenities and social spaces all which contribute to an active working environment.

Further enriching the working experience for those employed at the park, Crossways sits near the vibrant amenity offering at Bluewater Shopping Centre, one of the UK's largest retail destinations.

Seamless  
connectivity &  
vibrant amenity





# CONNECTIVITY



## by Road

**M25  
ON JUNCTION 1  
(DARTFORD  
CROSSING)**  
1 MILE > 2 MINS

**BLUEWATER  
SHOPPING CENTRE**  
2 MILES > 3 MINS

**A2**  
2.6 MILES > 3 MINS

**M20  
ON JUNCTION 1**  
6 MILES > 9 MINS

**M2  
ON JUNCTION 1**  
12 MILES > 14 MINS

**CENTRAL LONDON**  
23 MILES > 47 MINS



## by Rail

**STONE CROSSING**  
1 MILE > 3 MINS  
**LONDON BRIDGE**  
42 MINS

**GREENHITHE**  
1.5 MILES > 4 MINS  
**LONDON BRIDGE**  
44 MINS

**DARTFORD**  
3 MILES > 7 MINS  
**LONDON BRIDGE**  
46 MINS

**EBBSFLEET  
INTERNATIONAL**  
3.5 MILES > 10 MINS

**STRATFORD  
(11 MINS)**  
(FROM EBBSFLEET)

**KING'S CROSS  
ST PANCRAS  
(17 MINS)**  
(FROM EBBSFLEET)



## by Bus

**EBBSFLEET  
INTERNATIONAL**  
25 MINS

**BLUEWATER  
SHOPPING CENTRE**  
15 MINS

**DARTFORD**  
25 MINS



## by Air

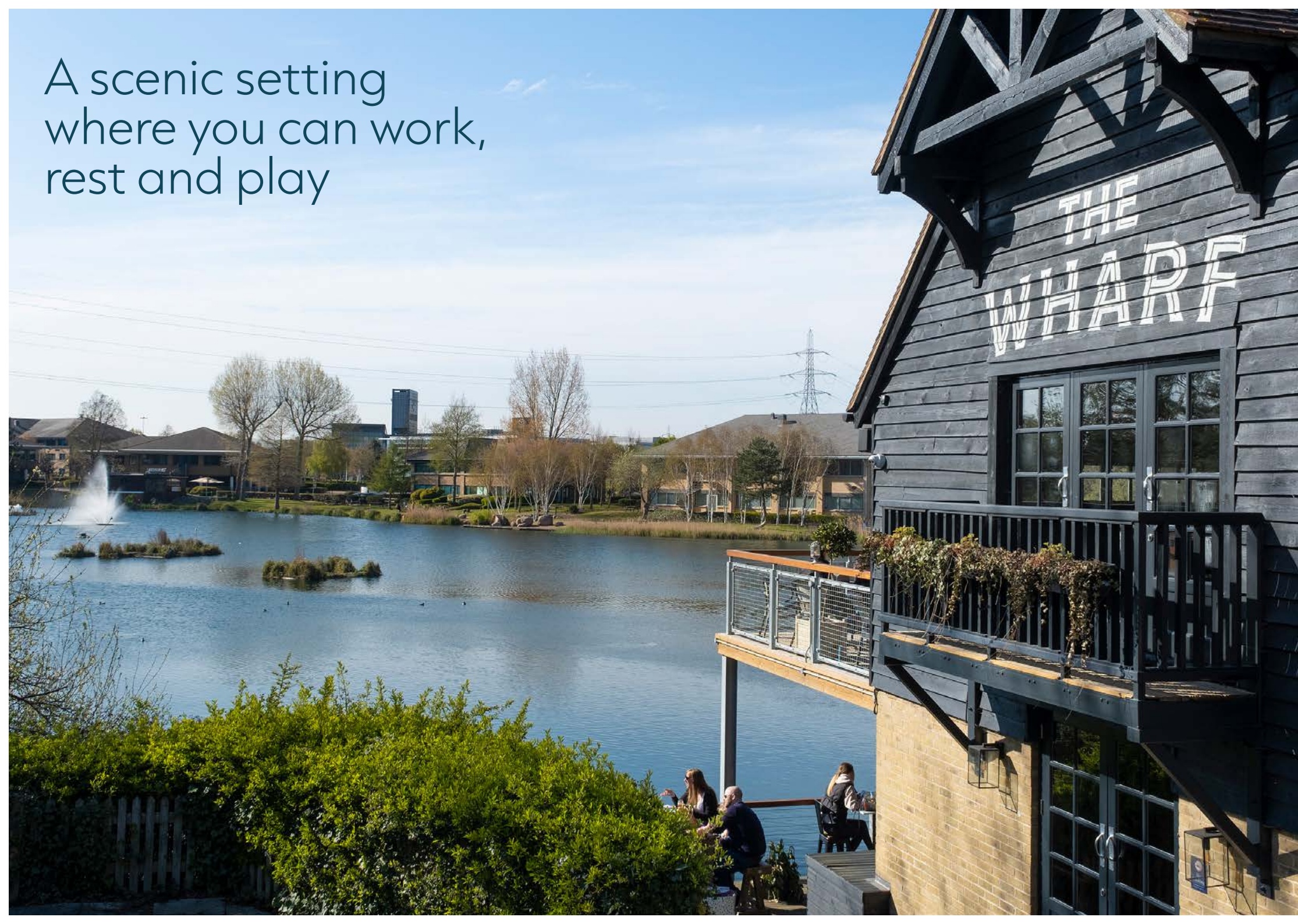
**LONDON CITY  
AIRPORT**  
15 MILES

**GATWICK  
AIRPORT**  
35 MILES

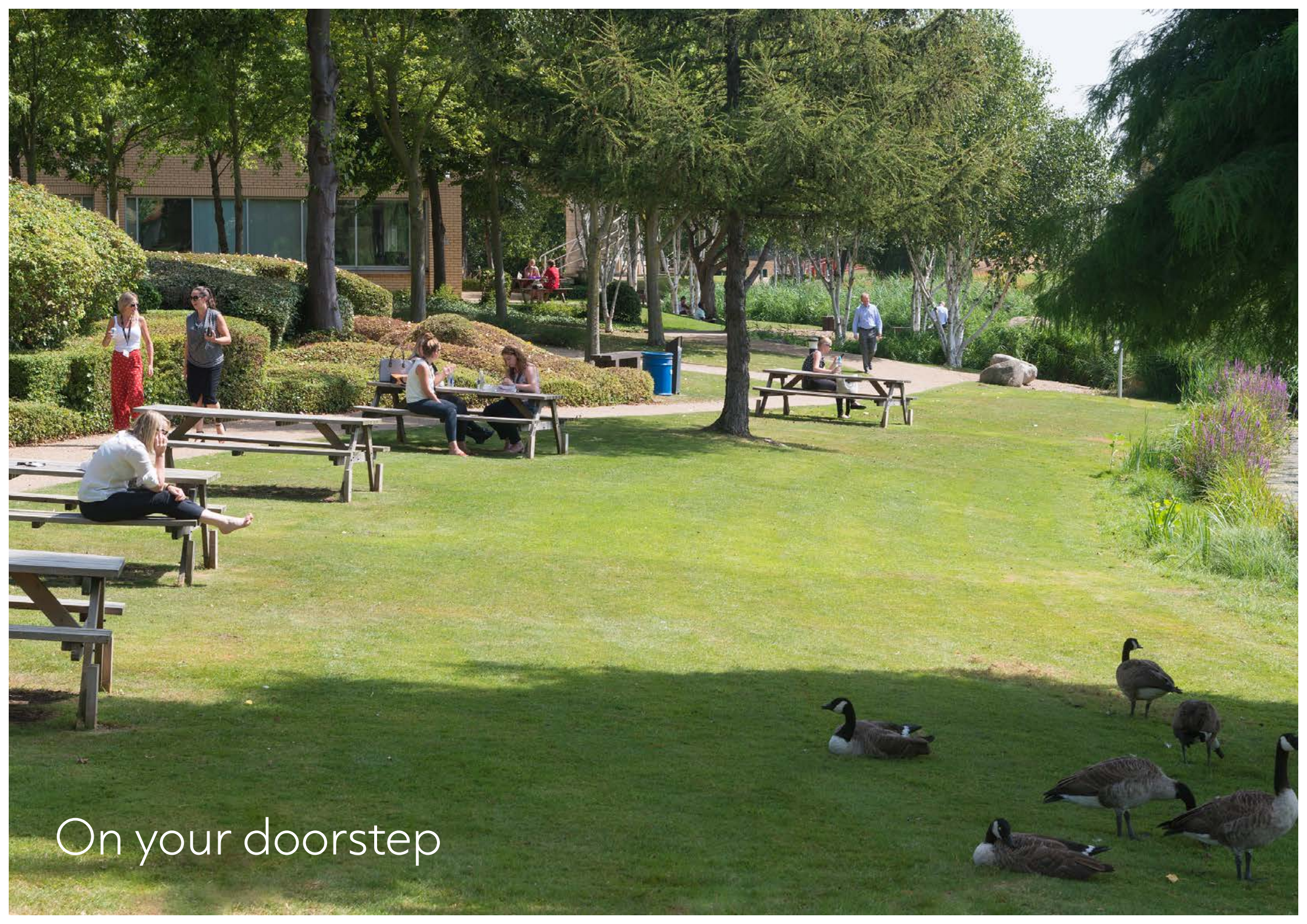
**STANSTED  
AIRPORT**  
37 MILES



A scenic setting  
where you can work,  
rest and play







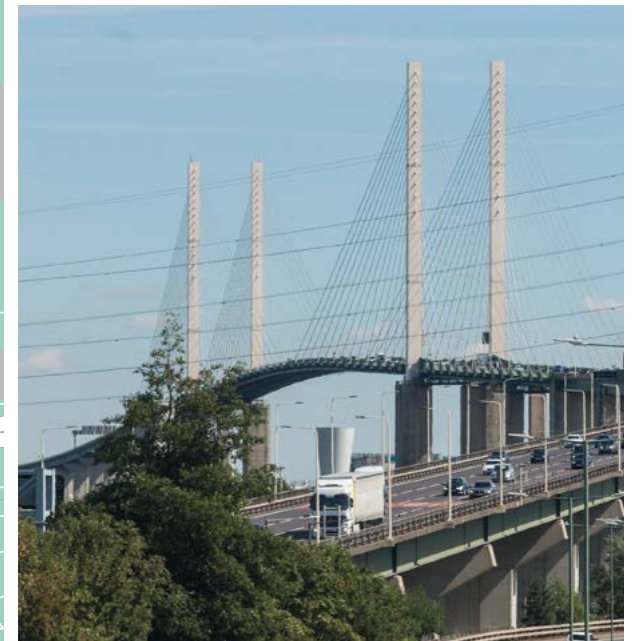
On your doorstep



# SURROUNDING AREA



- 1 COTTON LAKE HOUSE
- 2 THE WHARF RESTAURANT
- 3 COSTA COFFEE
- 4 TRAVELODGE
- 5 CAMPANILE HOTEL
- 6 DOUBLE TREE BY HILTON







YODEL

Davies Turner

ASDA

DHL

QEII BRIDGE

Furniture Village

British Gas

LAING O'ROURKE

LAING O'ROURKE

RODENSTOCK

BDP INTERNATIONAL

M25 J1A

PETIT FORESTIER

K&T Heating  
Part of the Sussano Group

WINCOR NIXDORF

MAZDA

Bellway



COTTON LAKE HOUSE

KUEHNE+NAGEL

BROWN & MASON

LAUNCH DIAGNOSTICS





# COTTON LAKE HOUSE



**RICHARD TURNILL**  
07764 476915  
richardturnill@watsonday.com

**NICK THRELFALL**  
07860 504621  
nickthrelfall@watsonday.com

**JAMES SHILLABEER**  
07824 663594  
jameshillabeer@brayfoxsmith.com

**JORDAN WILLCOCK**  
07745 054909  
jordanwillcock@brayfoxsmith.com

**IMPORTANT NOTICE:**

Watson Day Chartered Surveyors and Bray Fox Smith for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) All rents, prices or other charges given are exclusive of VAT; 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated; 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them; 4) No person in the employment of Watson Day Chartered Surveyors or Bray Fox Smith has any authority to make or give any representation or warranty whatever in relation to this property.

Date of publication: March 2024