

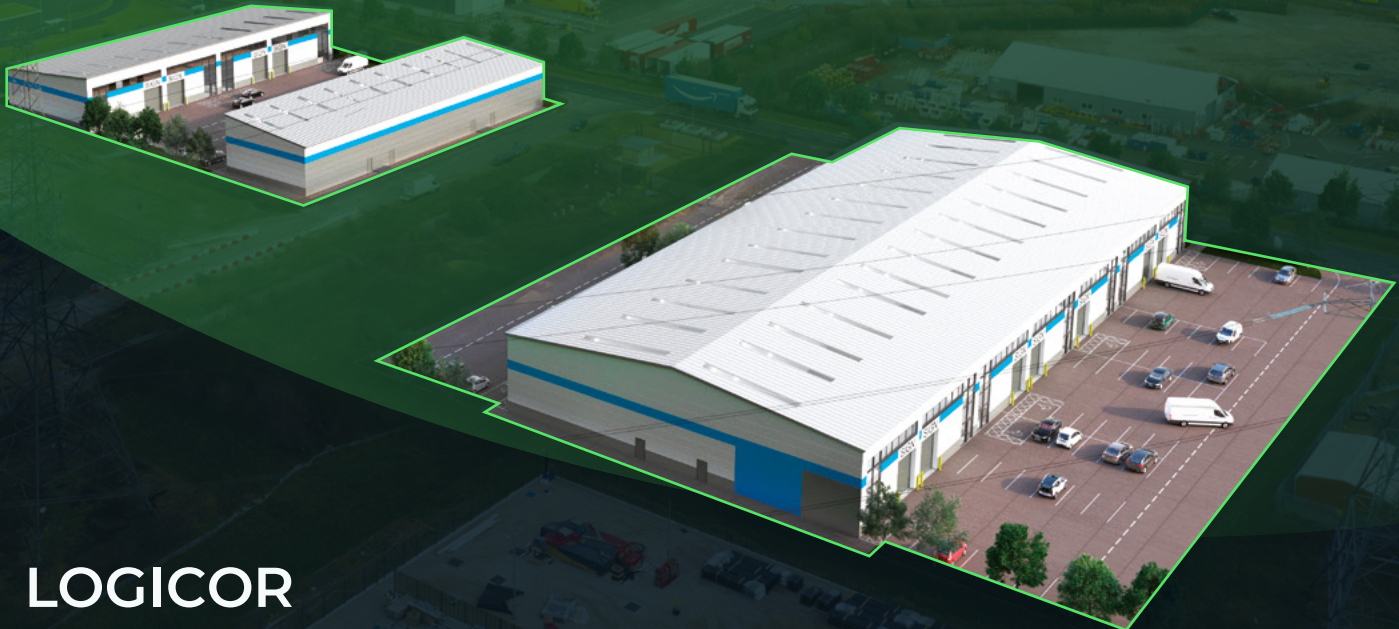
Logicor Park Dartford

LOGICOR.EU

Kent, DA1 5PT

New industrial / warehouse development
providing 20 grade A units
2,912 - 5,874 sq ft across 82,203 sq ft

Available now



Logikor Park Dartford

222,900

People have qualifications relevant to logistics and distribution

20,500

New dwellings could be delivered within catchment in the next 5 years

Dartford Crossing provides direct access to Central London and the UK's National Motorway Network.

This high quality industrial estate comprises 20 units of steel portal frame construction suitable for a range of uses.

The units benefit from 8m eaves, Cat A office fit-out and three phase power supply. The site can be accessed via Albion Road, which leads to allocated parking and a yard depth up to 17 metres.

356K

Households within a 30 minute drivetime

580K

People active in the local labour market

9,200

Residents looking for employment



Ebbsfleet Port

Dartford Crossing

Bluewater

ASDA

JOHN LEWIS

TESLA

A282

J1

IKEA

Sainsbury's

amazon

GXO

CEVA LOGISTICS

BATHROOMBRANDS GROUP PROJECTS

Plot 4B

Plot 4A

View video





Building a greener future

Logicor Park Dartford sets a visionary approach towards sustainability, setting the stage for a greener and more responsible future. Rooted in a deep understanding of human needs, Logicor Park Dartford goes beyond the traditional development, placing people at the heart of its design and operations.



Habitat for up to 1 million bees



Employee on-site cycle scheme



Riverside walk



2m tonnes of CO2 saved by recycling materials during construction



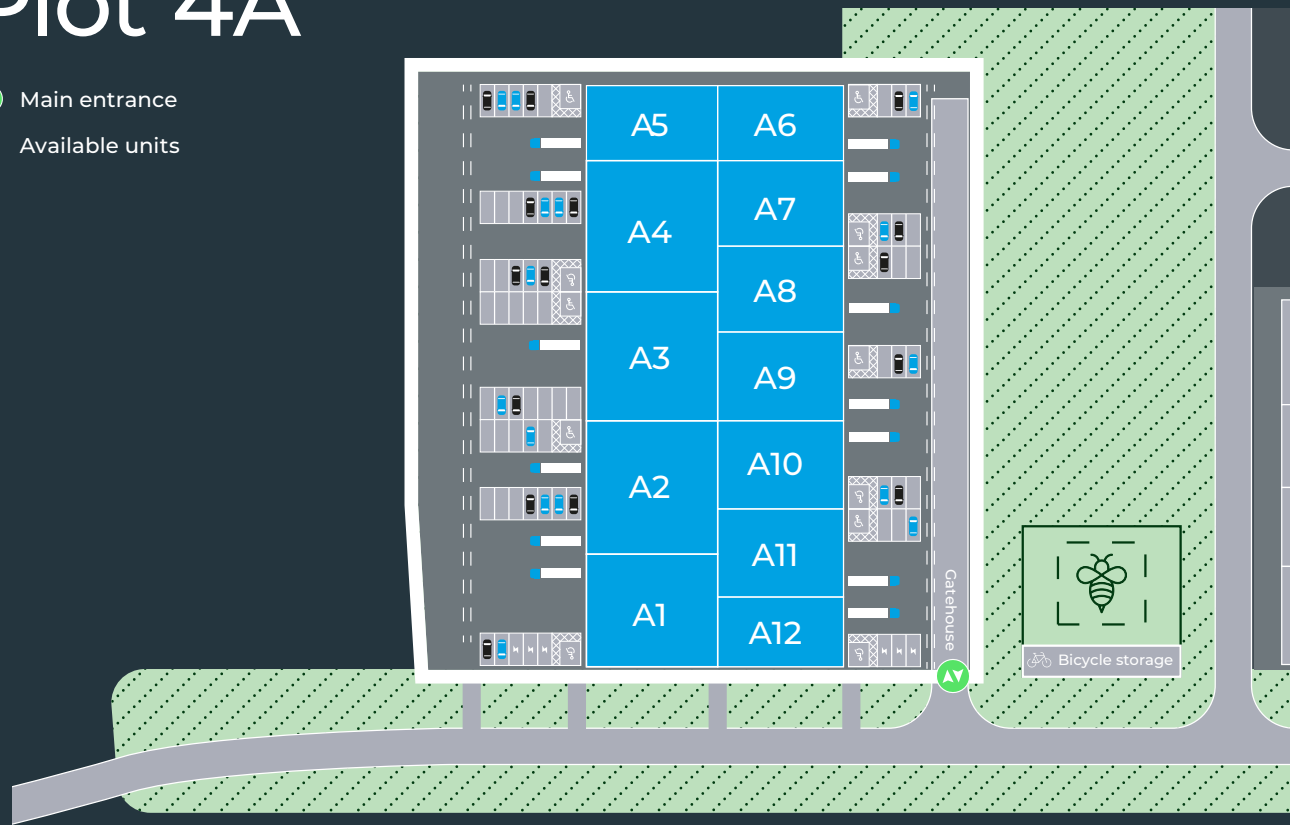
Adjacent to Fastrack bus stop servicing Dartford and Ebbsfleet International stations



30% of the estate has been safeguarded for biodiversity improvements

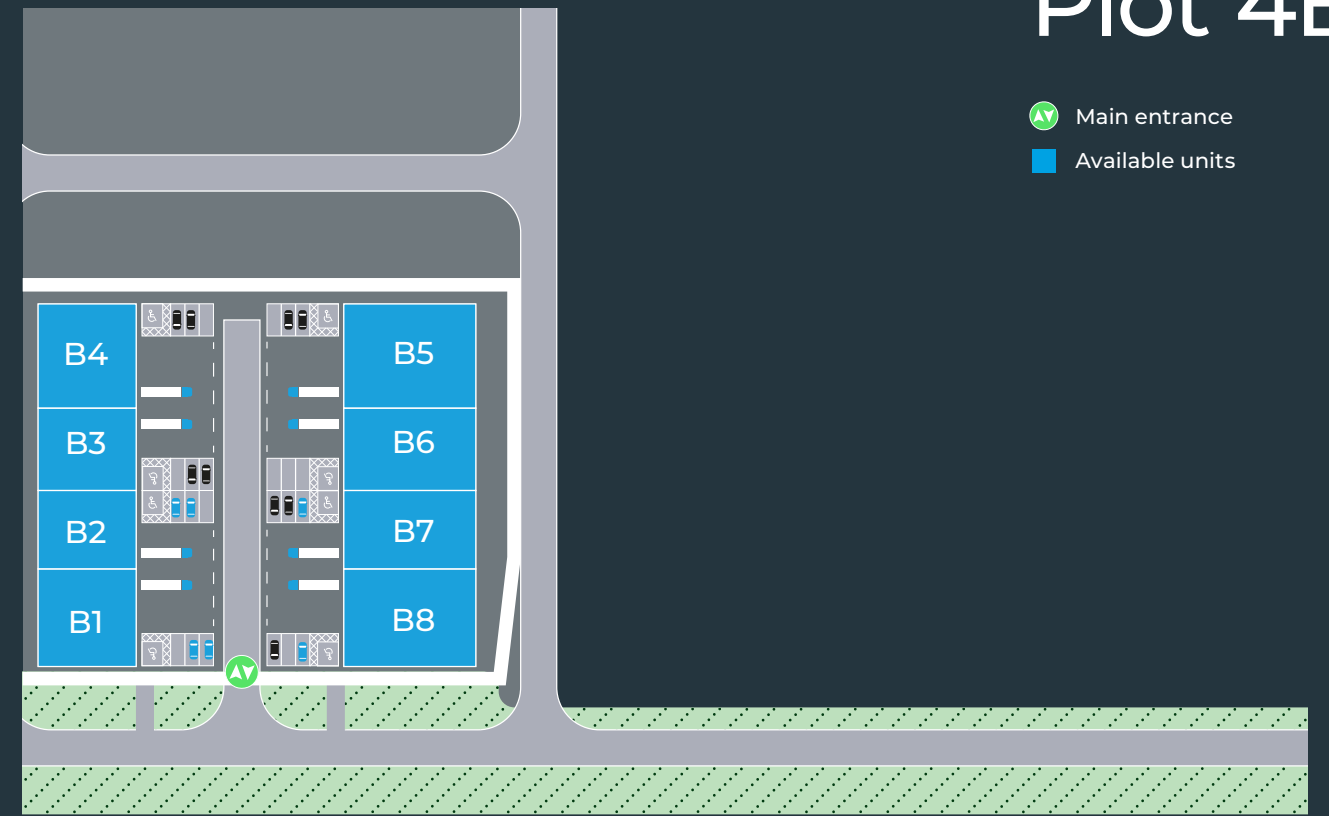
Plot 4A

- Main entrance
- Available units



Plot 4B

- Main entrance
- Available units



Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
A1	4,177	1,164	5,341
A2	4,590	1,266	5,856
A3	4,579	1,267	5,846
A4	4,590	1,284	5,874
A5	2,630	711	3,341
A6	2,575	713	3,288
A7	2,978	852	3,830
A8	2,970	831	3,801
A9	2,977	816	3,793
A10	2,980	852	3,832
A11	2,980	856	3,836
A12	2,579	711	3,290
Total	40,605	11,323	51,928

Specification

- BREEAM targeting 'excellent'
- Bike shelter
- LED lighting
- Local bee hotel
- EV charging
- EPC rating 'A'
- 8m eaves height
- Level access loading doors
- Internal offices
- CAT A specification
- Showers, changing facilities, lockers
- Communal seating area

*Gross internal areas

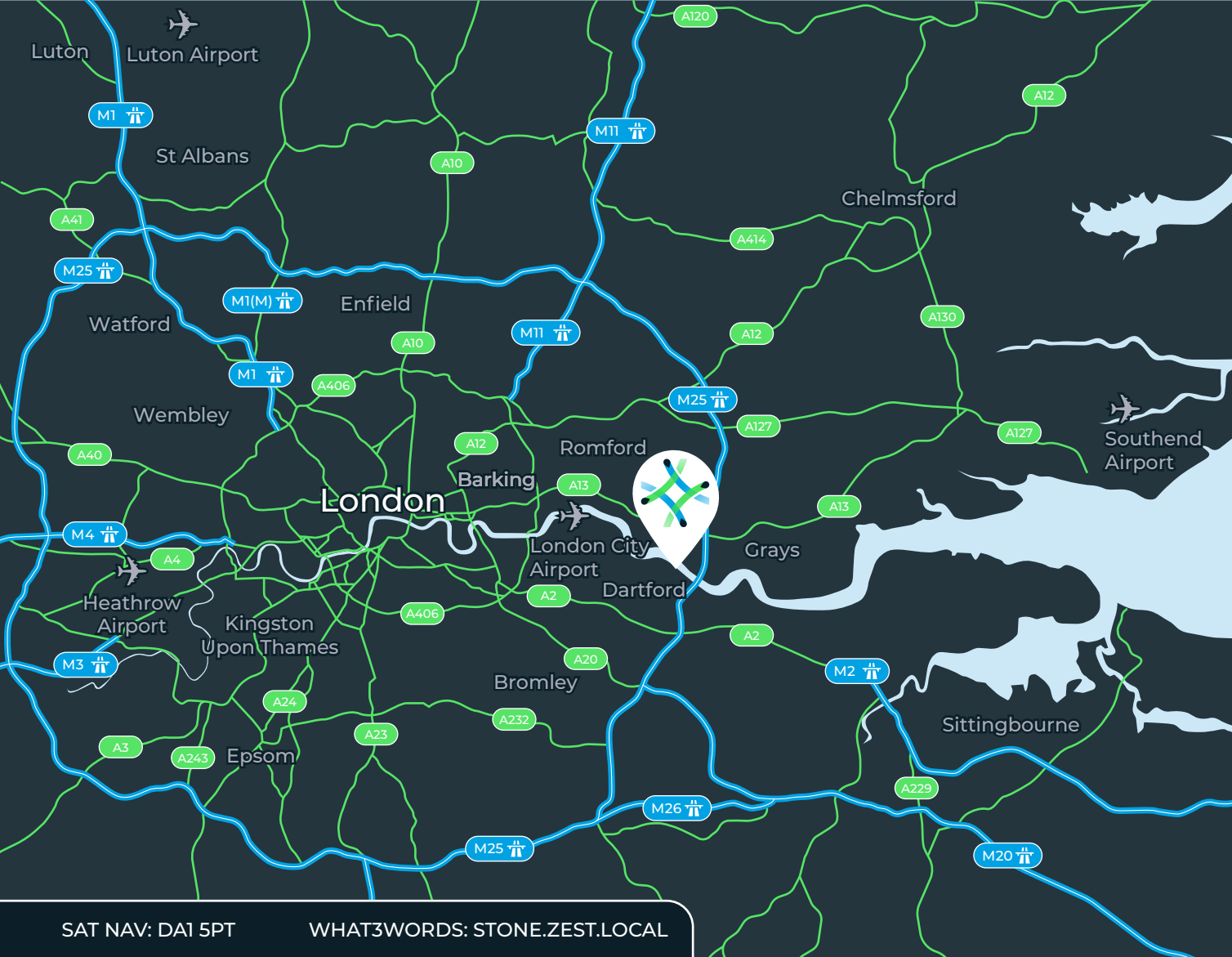
Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
B1	2,807	1,029	3,836
B2	2,144	769	2,913
B3	2,141	771	2,912
B4	2,811	1,034	3,845
B5	3,730	1,036	4,766
B6	2,842	775	3,617
B7	2,842	775	3,617
B8	3,728	1,040	4,768
Total	23,045	7,229	30,274

Specification

- BREEAM targeting 'excellent'
- Bike shelter
- LED lighting
- Local bee hotel
- EV charging
- EPC rating 'A'
- 8m eaves height
- Level access loading doors
- Internal offices
- CAT A specification
- Showers, changing facilities, lockers
- Communal seating area

*Gross internal areas



Logicor

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.

Network

We're on the ground, in the right strategic places. Over 200 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Strategic logistics location

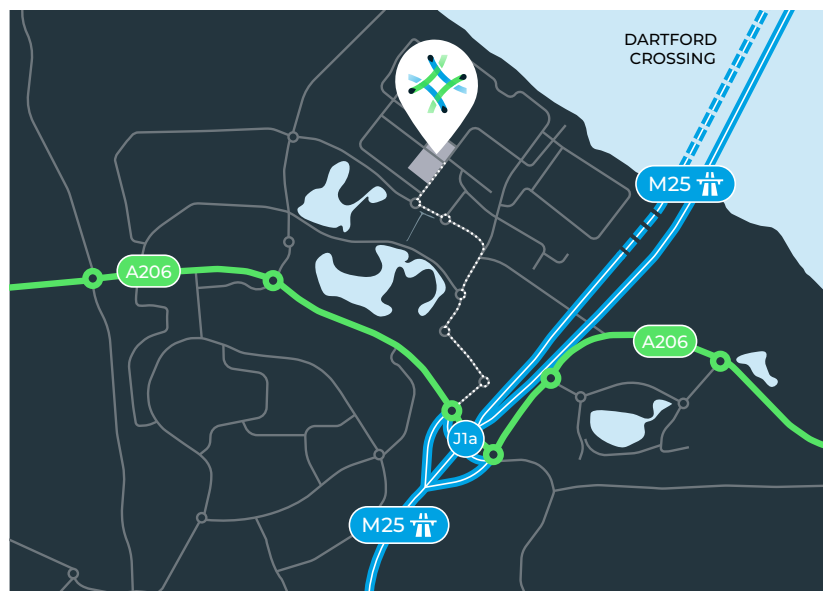
Logicor Park Dartford is located adjacent to the M25 and Dartford Crossing, providing direct access to Central London and the UK's national motorway network. Dartford offers local bus route connectivity to Ebbsfleet. London is 21 miles from the site and London City Airport can be reached in under 30 minutes.

	miles	mins
M25	1	4
A2	3	6
A13	4.5	9
M11	20	22

	miles	mins
London City Airport	18	28

	miles	mins
Tilbury	12	20
London Gateway	15	24
Dover	60	60
Felixstowe	78	1 hr 20

	mins
London St Pancras	19
London Bridge	38



James Carney - Senior Asset Manager

“Our focus has always been to work with our customers to find solutions together.

Whilst we work with businesses of all sizes, we have a particular focus on small to medium-size enterprises from all sectors. We pride ourselves on creating long-term relationships with our customers by working closely with them to ensure their facilities are optimised for their businesses, creating mutually beneficial solutions to drive efficiency and productivity.”



Jake Huntley - Equity Partner

“Logicor Park Dartford goes beyond the traditional development, placing people at the heart of its design and operations.”

Please contact us for further information:



Leah Cave
leah.cave@jll.com
+44 (0) 7523 929 301

Peter Davidson
peter.davidson@jll.com
+44 (0) 7920 597 574

Naz Ahmed
naz.ahmed@jll.com
+44 (0) 7548 777 116



Jake Huntley
jake.huntley@dtre.com
+44 (0) 7765 154 211

Claudia Harley
claudia.harley@dtre.com
+44 (0) 7483 068 035

Max Dowley
max.dowley@dtre.com
+44 (0) 7548 773 999



Tom Booker
tom.booker@altusgroup.com
+44 (0) 7584 237 141

Chris Birch
chris.birch@altusgroup.com
+44 (0) 7976 681 951