

**THE LARGEST SPEC BUILD
UNIT IN LONDON AND
THE SOUTH EAST**

**A UNIQUE 450,000 SQ FT
LOGISTICS OPPORTUNITY
INSIDE THE M25
PC JULY 2021**



450

AT
**THE
POWER
HOUSE.**
LONDON

ON SITE NOW PC JULY 2021

DARTFORD



FUTURE DEVELOPMENT

PRE-LET

M25 · JIA

A206

crosswater^x

Sainsbury's

europa
worldwide group

Sainsbury's

fastrack



AT THE POWER HOUSE. LONDON

UP TO 59M
YARD DEPTH

68
DOCK LEVELLERS

CROSS DOCKED

21M
CLEAR INTERNAL HEIGHT

MULTIPLE HGV
ACCESS/EGRESS ROUTES

POWER UP TO 5MVA

ACCESS FOR FIT OUT
MAY 2021

M25

21M
CLEAR INTERNAL
HEIGHT

UP TO
5MVA
POWER
SUPPLY

50KN/M²
FLOOR
LOADING

3 STOREY
HQ STYLE
OFFICES

X DOCK
FACILITY

UP TO
59M
YARD DEPTH

68
DOCK
LEVELLERS

8 LEVEL
ACCESS
DOORS

FLEXIBILITY
FOR STANDARD AND/OR
EURO/DOUBLE DOCKS

3 ACCESS
POINTS
TO SITE

144
TRAILER
PARKING
SPACES

UNFETTERED
B8
USE

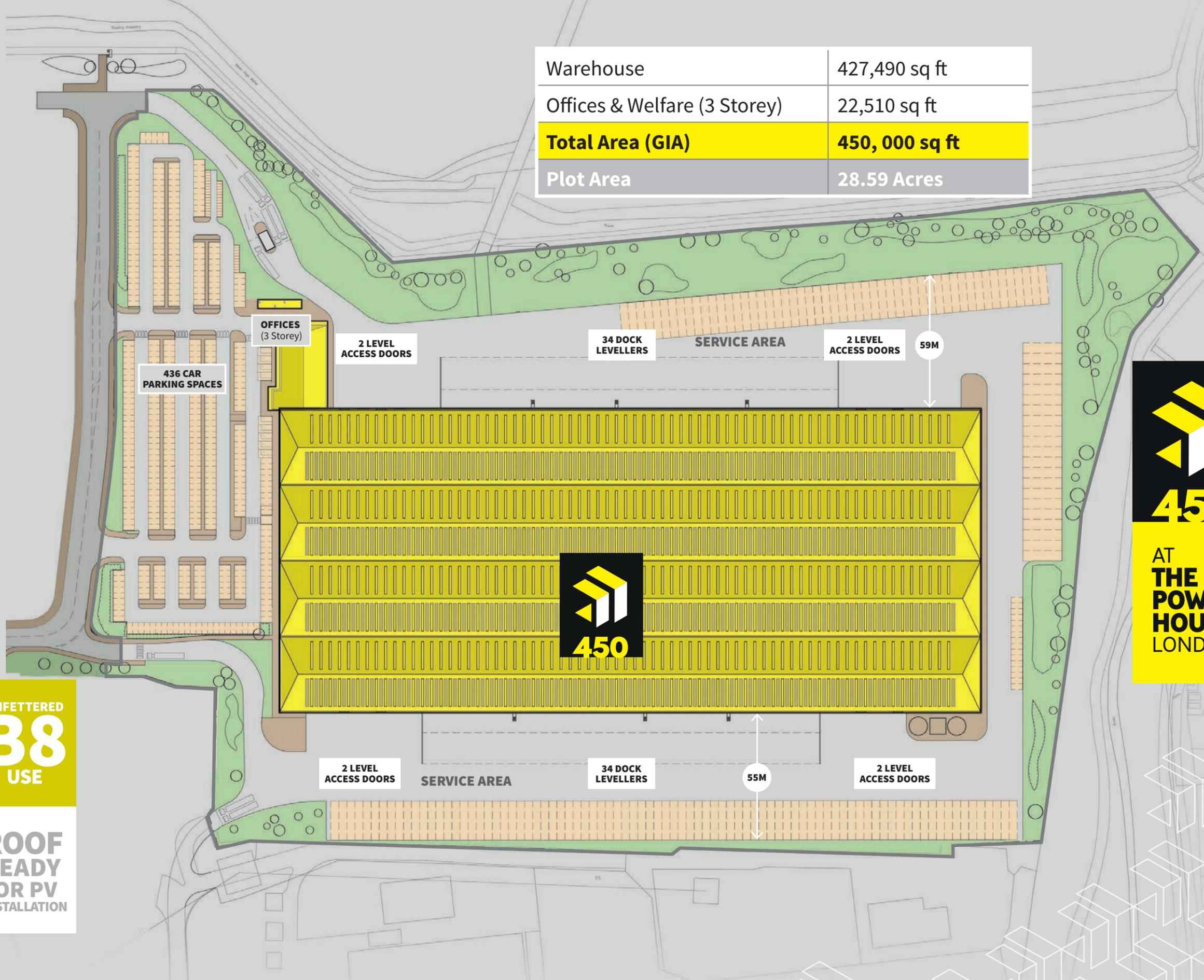
436
CAR PARKING
SPACES

BREEAM
EXCELLENT

ROOF
READY
FOR PV
INSTALLATION

ACCESS FOR FIT OUT
MAY 2021

Warehouse	427,490 sq ft
Offices & Welfare (3 Storey)	22,510 sq ft
Total Area (GIA)	450,000 sq ft
Plot Area	28.59 Acres




450

AT
**THE
POWER
HOUSE.**
LONDON



UNIQUE 450,000 SQ FT LOGISTICS OPPORTUNITY

INDICATIVE CGI

**READY AND ACCESSIBLE
LABOUR SUPPLY**

356K

**HOUSEHOLDS
WITHIN A 30 MINUTE
DRIVETIME**

SOURCE: 2011 CENSUS

580K

**PEOPLE ACTIVE
IN THE LOCAL
LABOUR MARKET**

9,200

**RESIDENTS
LOOKING FOR
EMPLOYMENT**

**UP TO
20,500**

**NEW DWELLINGS
COULD BE DELIVERED
WITHIN CATCHMENT IN
THE NEXT 5 YEARS**

222,900

**PEOPLE HAVE
QUALIFICATIONS
RELEVANT TO LOGISTICS
AND DISTRIBUTION[†]**

[†] NVQ LEVELS 1 AND 2 + OTHER QUALIFICATIONS
(INCL. APPRENTICESHIPS)



**PERFECTLY
PLACED FOR
LOGISTICS**

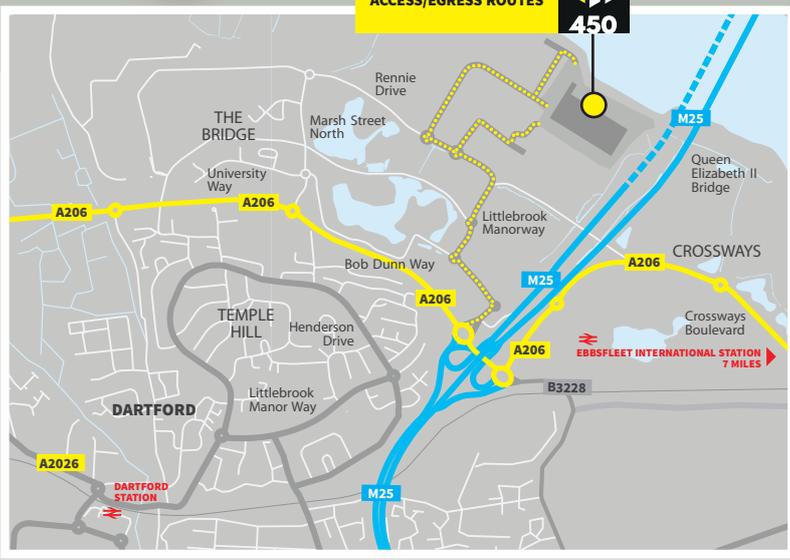
SAT NAV **DA1 5PS**



Strategically located on the M25 close to the Dartford Crossing, The Powerhouse.London has direct access to Central London and the South East.

DRIVE DISTANCES

Ebbsfleet International Station	7 miles
Port of Tilbury	12 miles
London Gateway	14 miles
London City Airport	16 miles
Central London	20 miles
London Stansted Airport	38 miles
London Gatwick Airport	39 miles
Ashford International Station	44 miles
Channel Tunnel	56 miles
London Luton Airport	57 miles
Port of Felixstowe	79 miles
Portsmouth International Port	93 miles
Port of Southampton	98 miles



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