

# Bericote gets planning for 2.3m sq ft warehouse linked to Amazon

By [Mitchell Labiak](#) Thu 11 June 2020

**Bericote has received planning for an enormous 2.3m sq ft, four-storey warehouse in Dartford which is rumoured to be pre-let to Amazon, *Property Week* can reveal.**



**Littlebrook Power Station**

Planning permission for the £250m scheme on the 45-acre site plot at the 119-acre site of the old Littlebrook Power Station owned by Tritax was approved by a Dartford Borough Council planning committee which started at 1:30pm today.

The rumoured Amazon pre-let would make the 2.3m sq ft warehouse the online retailer's largest fulfilment centre in Europe, eclipsing the 2m sq ft Tilbury distribution centre.

The scheme on the bank of the River Thames next to the Dartford Crossing would comprise 608,000 sq ft of ground floor space with three further levels of warehouse space above it amounting to 2.3m sq ft of space.

Bericote is aiming for a BREEAM 'Excellent' rating on the scheme through a 3.5MW roof solar panel system which it says would be the UK's biggest. Other emission

reducing features would include an electric heating system which uses no gas, energy saving lighting, low water use and 40 electric car-charging vehicle points.

The scheme would also comprise 599 car parking spaces and 139 HGV car parking spaces.

Simon Spencer, project director at Bericote, said during the planning meeting: "This application has been an exciting opportunity for us to create a nation-leading project in terms of sustainability which will add real value to the community at the economy at this pivotal moment."

"£125m will be invested in the building another £125m will be invested in the robotics, computing and automation of the building.

"Integral to this application is the determination to create a facility which pioneers world class sustainability. A legacy which Dartford can be proud of long after Covid-19 has passed."

During the committee meeting, committee members debated concerns surrounding the increased traffic the development would bring to the area. Bericote said in its application it would attempt to mitigate this through free shuttle bus services. The planning application also includes a cap on vehicle use connected with the site.

The rumour of the Amazon pre-letting follows on from its letting of a 405,000 sq ft warehouse in Bedford. *Property Week* revealed last week that the online retailer represented 23% of all take up so far this year.

Barton Willmore acted for Bericote on the planning application.