



THAMES EUROPORT DEPOT

CLIPPER BOULEVARD, CROSSWAYS, DARTFORD, KENT DA2 6QB



TO LET

Open storage & distribution site with direct access
and jetty onto River Thames 6 acres (2.43 hectares)

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LOCATION

The site is located on the Clipper Boulevard on the north eastern side of the Crossways Business Park, overlooking the River Thames. Crossways Business Park provides access to the M25, A2 and M20 motorways, along with the A13 to the north of the Dartford Crossing. The business park includes a number of national office and industrial occupiers. In the local area there are a selection of amenities including supermarkets, coffee shops and the Bluewater Shopping Centre approximately 2 miles to the south east.

Junction 1a of the M25 is approximately 0.5 miles to the west and central London a further 20 miles.

Mainline rail services are available close by from Stone Crossing Station with services to London Bridge. High speed rail services are available from Ebbsfleet International which is approximately 4 miles to the south east.



Distances from the site -	
Junction 1a M25	1.4 miles
Junction 1b M25	2.8 miles
Junction 2 M25/A2	3.3 miles
Junction 3 M25/M20	6.8 miles
Junction 1 M2	10.5 miles
London City Airport	16.9 miles
Central London	22.2 miles
Gatwick Airport	35.3 miles

DESCRIPTION

The premises comprises an open storage site with direct access to River Thames. Salient features of the site are as follows:-

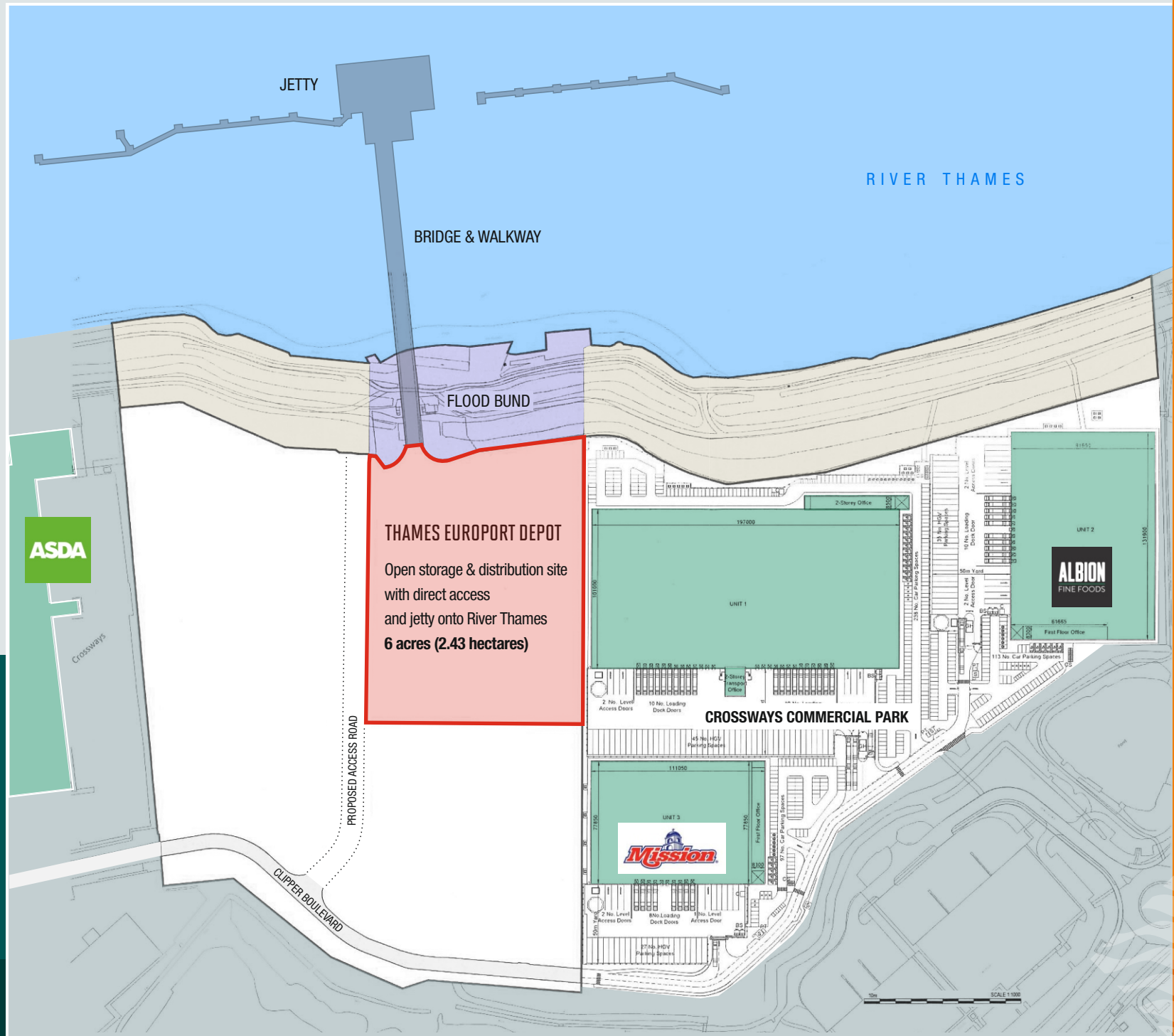
- Level open storage site
- To be enclosed by palisade steel fence
- Mains electricity and water
- Flood lighting
- Jetty and river access
- HGV access to jetty
- 24/7 access
- Direct access to J1A, M25 via Crossways Boulevard
- Available immediately.

ACCOMMODATION

Site area of approx.
6 acres (2.43 hectares)

JETTY/PONTOON WORKS

- Main Pontoon with Upstream and Downstream berthing ramps
- Access Ramp & Brow allowing two-way vehicle access
- Mooring Piles & Dolphins
- Linkspan/Walkways.





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TERMS

The property is available on a new effective full repairing and insuring lease.

In addition, there will be a River Licence in respect of the jetty and pontoon in the region of £95,000 - £100,000 per annum exclusive.

RENT

Available on application.

VAT

The property is elected for VAT.

BUSINESS RATES

We understand from the Valuation Office Agency website that the property is assessed as follows:-

Ferry Terminal & Premises

Rateable Value £515,000.

Interested parties are advised to contact Dartford Borough Council on 01322 343434 in regard to exact rates payable.

EPC

No buildings. Therefore no Energy Performance Certificate is required.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the sole agents:

Richard Turnill:
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