



NEW
304,196 SQ FT
LOGISTICS FACILITY
INSIDE THE M25

TO LET
AVAILABLE FOR IMMEDIATE
OCCUPATION

DA1 5XU



300

AT
THE
POWER
HOUSE.
LONDON



**304,196 SQ FT
IN AN IDEAL
LOGISTICS
LOCATION**



300

**AT
THE
POWER
HOUSE.
LONDON**

DARTFORD CROSSING / QE2 BRIDGE

FASTRACK BUS

Sainsbury's

M25 · J1A

DARTFORD

A206



Sainsbury's

crosswater^x

RENNIE DRIVE

amazon



POWERHOUSE DRIVE

**21M
CLEAR
INTERNAL
HEIGHT**

**55M
YARD DEPTH**

ADJACENT TO
J1 M25

OFFICES WITH
RIVERSIDE
VIEWS

READY FOR
IMMEDIATE
OCCUPATION

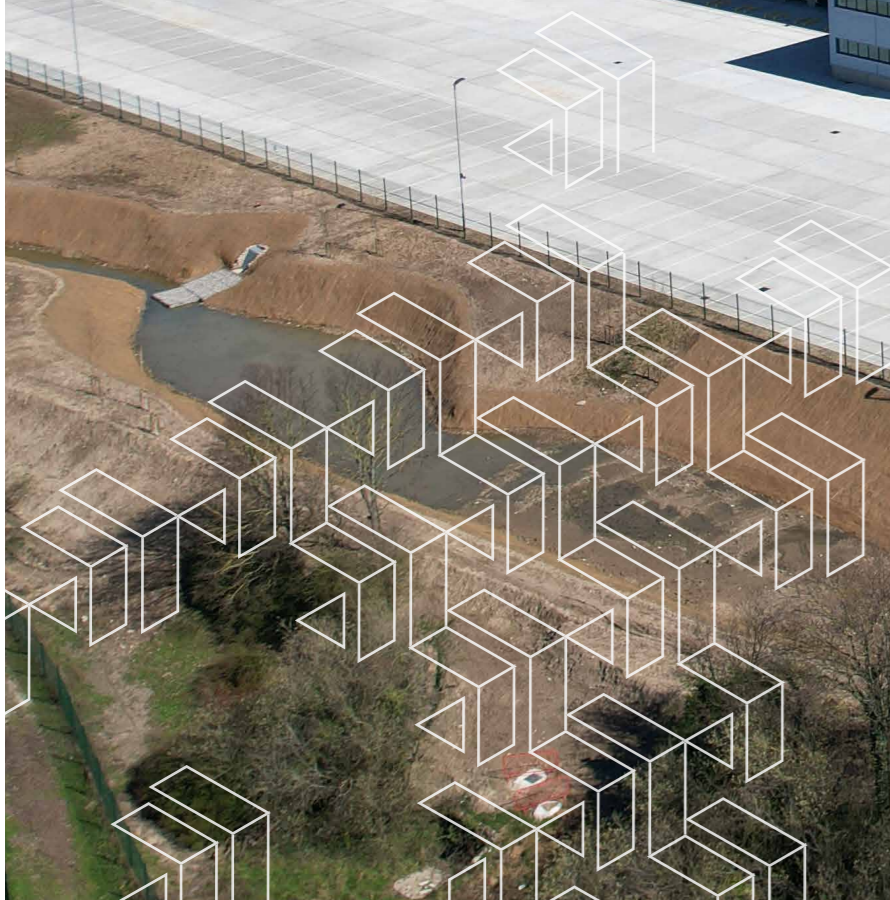
BREEAM
EXCELLENT

AN OUTSTANDING LOGISTICS UNIT AT A LANDMARK DEVELOPMENT



300

AT
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POWER
HOUSE.**
LONDON



AN INDUSTRY LEADING SPECIFICATION


300
AT
THE POWER HOUSE.
LONDON



3 STOREY
HQ STYLE
OFFICES

4 LEVEL
ACCESS
DOORS

24 DOCK
LEVEL DOORS
4 EURO
DOCK LEVEL
DOORS

20%
EV PARKING
SPACES

55M
YARD DEPTH

ROOF
READY
FOR PV
INSTALLATION

1MVA
POWER SUPPLY
WITH CAPACITY
TO INCREASE

BREEAM
EXCELLENT

EMPLOYEE
AMENITY
SPACE

55
TRAILER
PARKING SPACES

21M
CLEAR INTERNAL
HEIGHT



227
CAR PARKING
SPACES



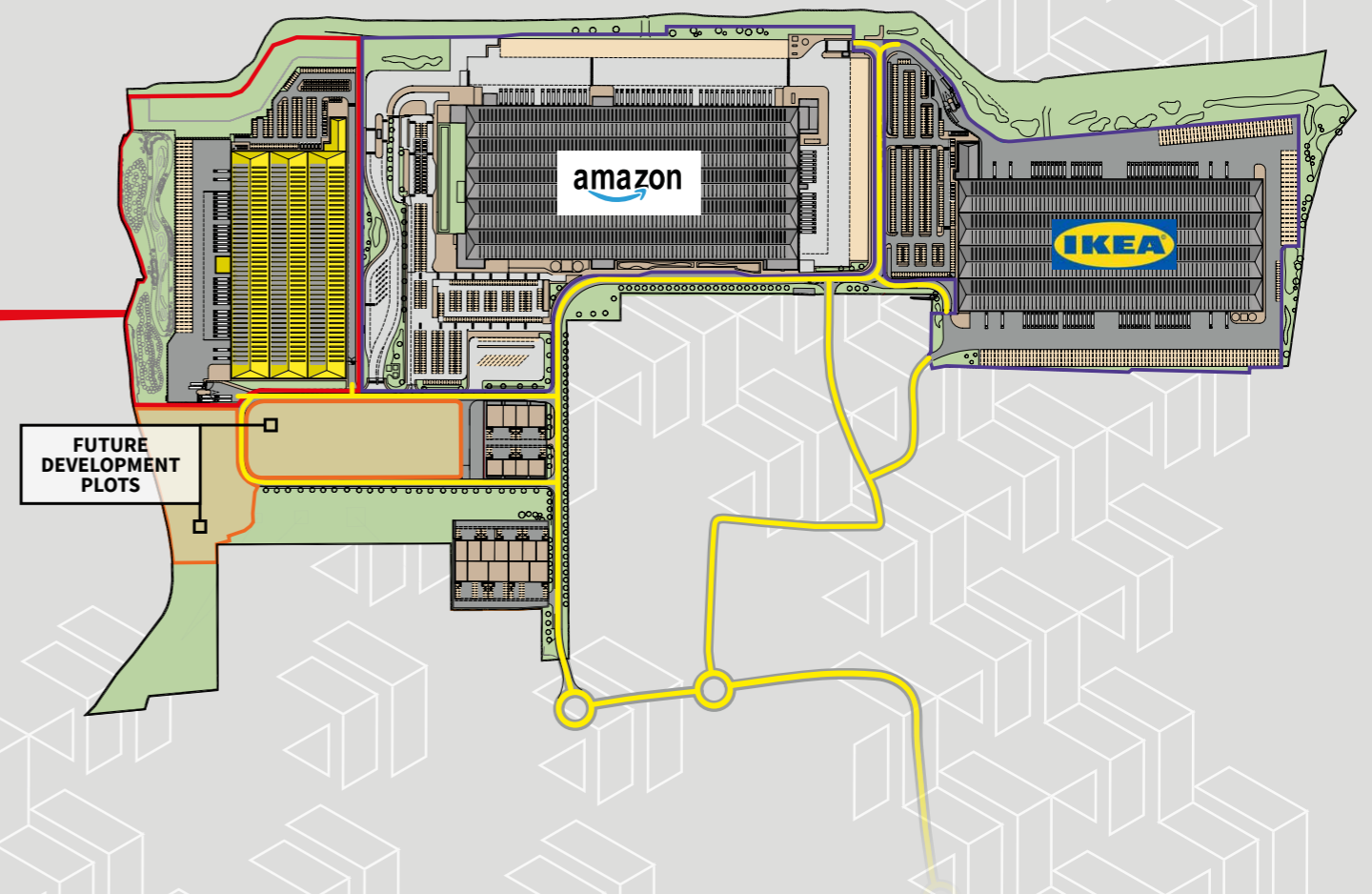
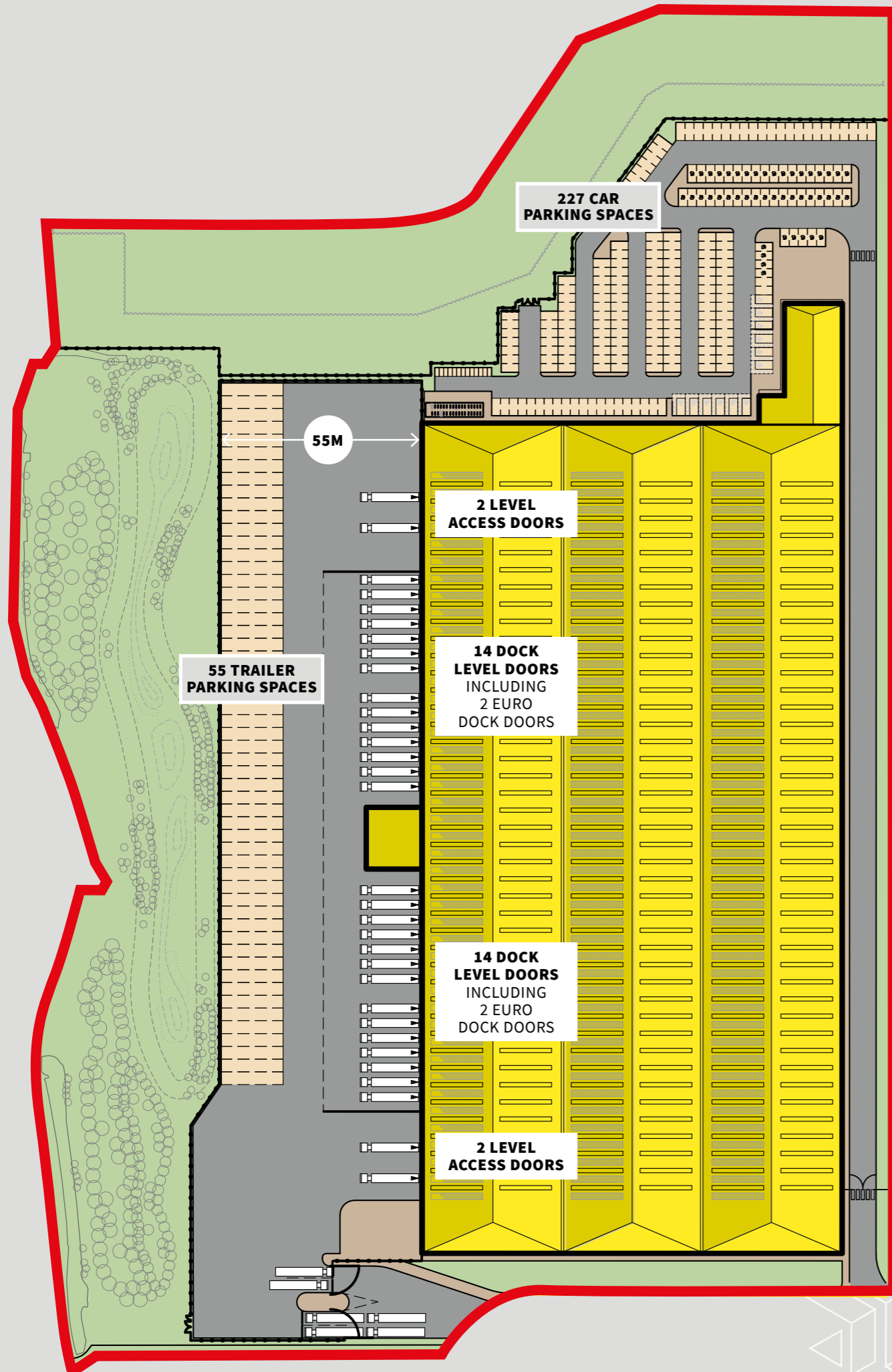


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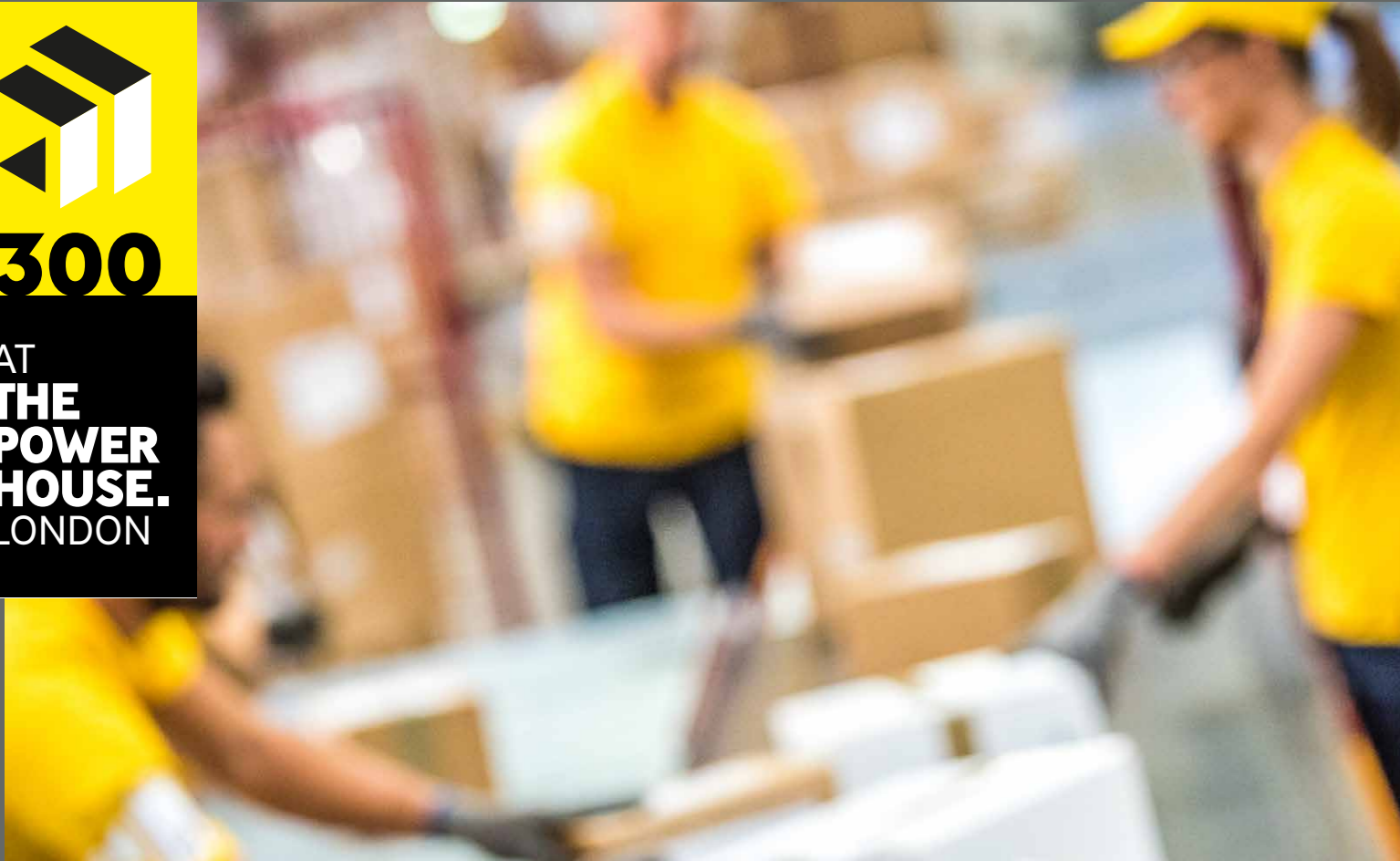
AVAILABLE FOR IMMEDIATE OCCUPATION

| | |
|-------------------------|----------------------|
| Warehouse | 281,111 sq ft |
| 3 Storey Offices | 17,814 sq ft |
| 2 Storey Hub Offices | 5,271 sq ft |
| Total Area (GIA) | 304,196 sq ft |

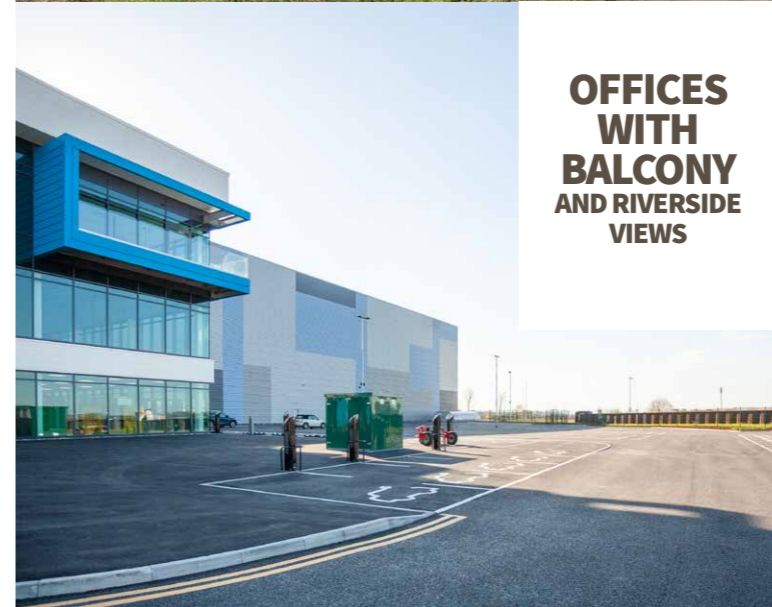


POWERING ESG


300
AT
THE
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LONDON



**RIVERSIDE
PATH**
OPENED UP TO
PEDESTRIANS,
CYCLISTS
AND EMPLOYEES



**OFFICES WITH
BALCONY
AND RIVERSIDE
VIEWS**



**EMPLOYEE
ON-SITE
CYCLE
SCHEME**

356K
HOUSEHOLDS
WITHIN A 30 MINUTE
DRIVETIME

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)



**ON-SITE
POCKET
PARK
BREAKOUT
SPACE**

POWERING SUSTAINABILITY

99%
OF MATERIAL FROM THE
FORMER POWER STATION
HAS BEEN RECYCLED

54,000
TONNES OF
DEMOLITION WASTE
HAS BEEN RECYCLED/
REUSED ON SITE

THE EQUIVALENT OF
2M TONNES
OF CO₂ SAVED FROM
RECYCLED MATERIAL

HABITAT PROVIDED
FOR UP TO
1M BEES

CREATION OF
**GREEN
WALL**
ALONG THE RIVERSIDE WALK

6 ACRES
OF OPEN SPACE
FOR BIODIVERSITY
IMPROVEMENTS

**ROOF
READY**
FOR PV
INSTALLATION

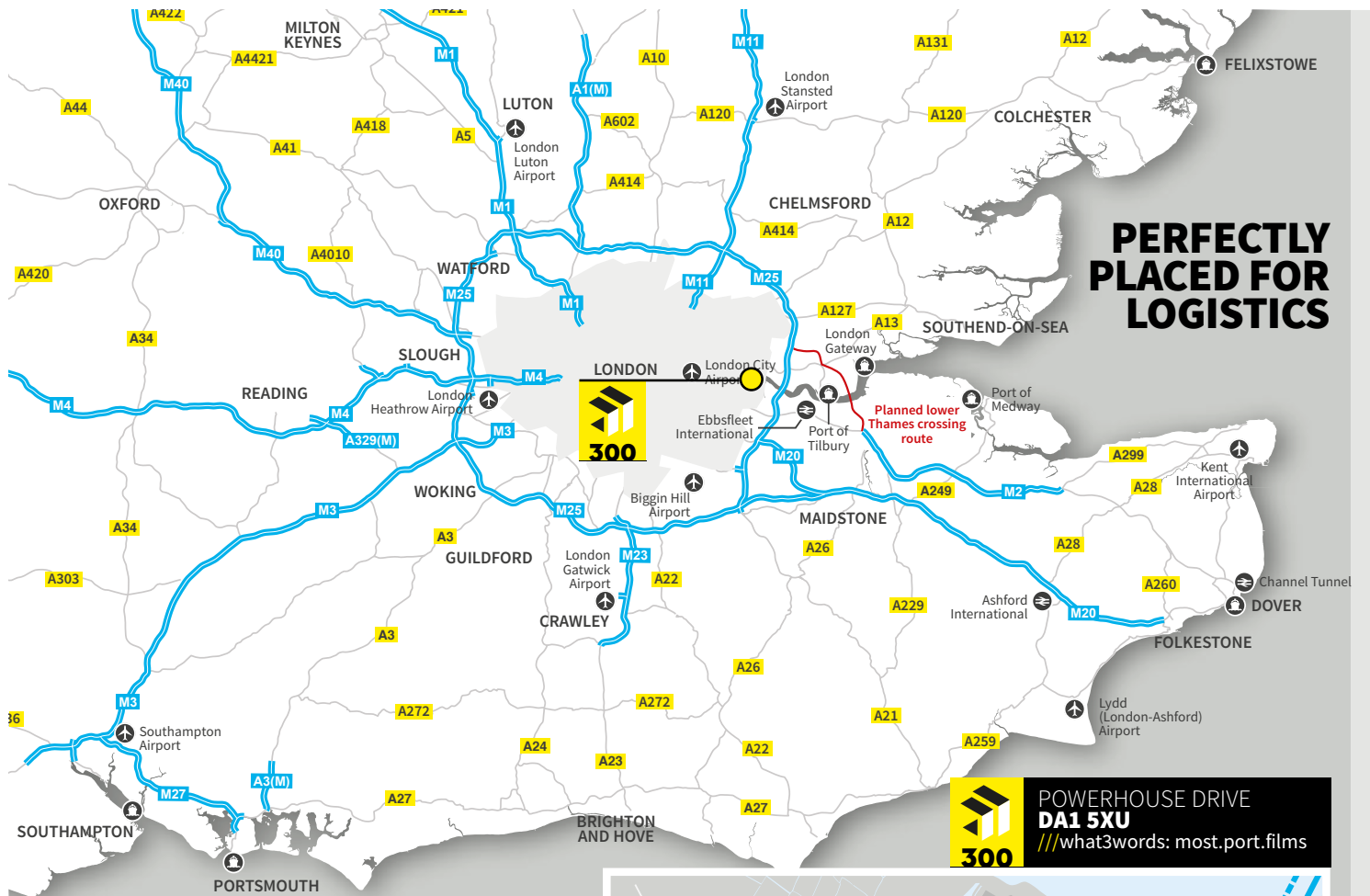
**BREEAM
EXCELLENT**

20%
EV PARKING
SPACES



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**PERFECTLY
PLACED FOR
LOGISTICS**

**POWERHOUSE DRIVE
DA1 5XU**
///what3words: most.port.films

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 Dover | 61 miles |
| Port of Felixstowe | 79 miles |
| Portsmouth International Port | 93 miles |
| Port of Southampton | 98 miles |



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