



LAKEVIEW WEST

CROSSWAYS BUSINESS PARK,
DARTFORD, DA2 6QE

PROMINENT PART VACANT OFFICE BUILDING
OFFERING EXCELLENT VALUE ADD POTENTIAL



INVESTMENT SUMMARY

- Lakeview West is a modern office building developed in 2009, providing flexible, efficient floor plates and excellent natural light.
- Crossways Business Park is the premier business park in the south eastern M25, extending to 300 acres and comprises approximately 2,000,000 sq ft of business space.
- The park is a key gateway location, sitting at Junction 1A of the M25, immediately next to the Dartford Crossing.
- 66% of the space is currently vacant providing an immediate opportunity to add value.
- 33% of the space is let to Launch Diagnostics Limited on a lease expiring 25/10/2033.
- Headline rents on Crossways Business Park have now reached £31.00 per sq ft.
- Freehold.
- 121 surface car parking spaces equating to an excellent ratio of 1:228 sq ft.
- EPC Rating: C.
- Lakeview West provides an opportunity to purchase a modern office building at a significant discount to replacement cost.

PROPOSAL

Offers are sought in excess of **£2,700,000 (Two Million, Seven Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a capital value of £96 per sq ft.

LOCATION & CONNECTIVITY

Crossways Business Park is an established mixed-use business park located adjacent to junction 1A of the M25 motorway on the outskirts of Dartford, in the heart of the Thames Gateway. The park extends to over 300 acres and comprises approximately 2,000,000 sq ft of business and commercial space. Crossways Business Park is approximately 20 miles from Central London in the South East quadrant of the M25.

The park benefits from excellent transport communications. The Queen Elizabeth II Crossing & Dartford Tunnel (M25) are located adjacent to the park to the west, whilst the A2 is a little under 3 miles to the South and provides direct access into Central London as well as the Kent port towns via the M20 motorway.

Crossways is served by two railway stations, Stone Crossing & Greenhithe, with Dartford station located in the town centre, 4 miles to the west. The stations provide direct services to Cannon Street, Charing Cross, London Bridge and London Victoria. Ebbsfleet International station (High Speed One & Eurostar) provides services to King's Cross and the Continent and is located 5 miles to the east of Crossways Business Park. There are numerous bus routes which serve the park including the Thameside Fastrack service which runs between Gravesend and Dartford via Ebbsfleet International.



Lower Thames Crossing

The Lower Thames Crossing (LTC) is a new twin-bore road tunnel connecting the A2 near Gravesend to the A13 near Tilbury, designed to relieve congestion at the Dartford Crossing. Construction is underway, with completion expected around 2032–2033. The LTC will improve journey reliability, reduce travel times for commuters and freight, and enhance connectivity to London and the South East.

Ebbsfleet Garden City

In 2014 Ebbsfleet was announced by the Government as being the location for the development of the first Garden City in the UK in over 100 years. The development, which is well underway, will create 15,000 new homes with a total investment of over £300m.

Bluewater Shopping Centre

Bluewater Shopping Centre is located within a mile of Crossways Business Park. Opened in 1999 the centre extends to 240 acres and is the UK's 5th largest shopping centre totalling 1,600,000 sq ft. The centre has over 330 stores, including 3 anchors (John Lewis & Marks & Spencer), 50 cafés and restaurants and a 17-screen cinema. The centre employs 7,000 people and normally serves over 27 million visitors a year.

SITUATION

Crossways is a substantial mixed-use development, with office, industrial and distribution accommodation, three hotels with restaurant and leisure facilities, pub, Lakeside Café and a Costa Coffee.

Strategically located next to Junction 1A of the M25 which makes it well placed to attract occupiers from across the Thames Gateway and East London.

Lakeview West is situated in the centre of Crossways Business Park overlooking the lake which forms the park's central landscaping feature.



DESCRIPTION

Lakeview West was developed in 2009 by Frogmore in conjunction with Lakeview East. The building provides flexible Grade A office accommodation over ground and two upper floors which allow for multi-letting, if required.

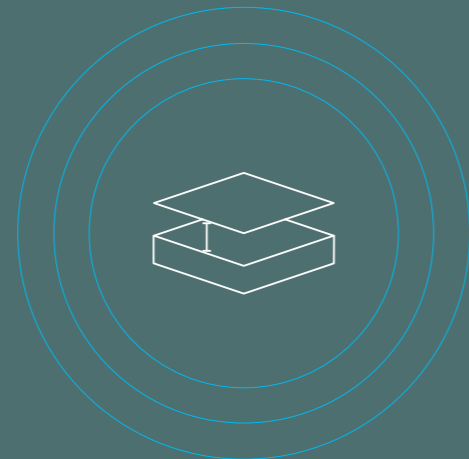
Internally the property is well specified to include the following:



Air conditioning



Suspended ceilings



Full access raised floors



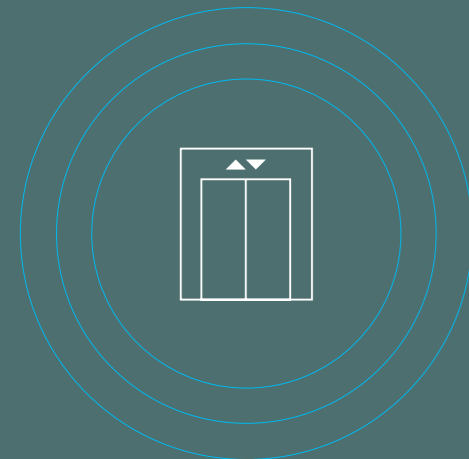
LED lighting



Male, female & disabled WCs



Fully DDA compliant



Passenger lift



EPC rating: C



Excellent parking ratio of 1:228 sq ft



THE SITE

Freehold.

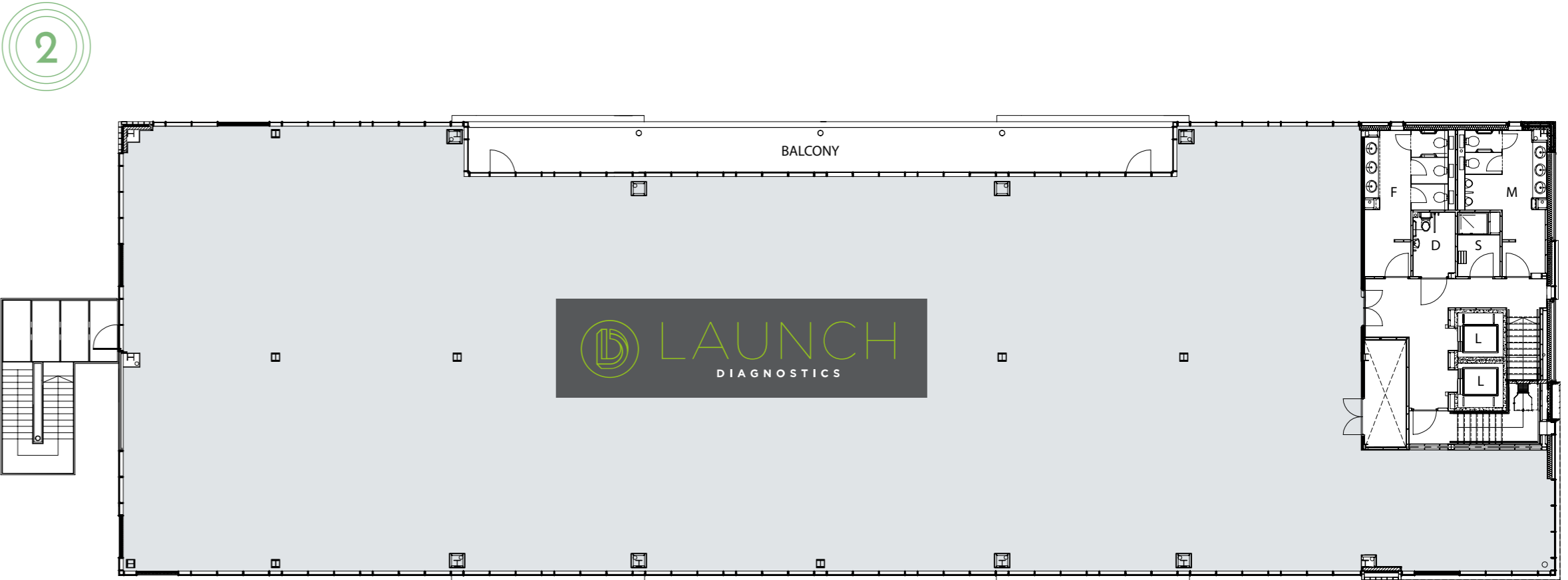
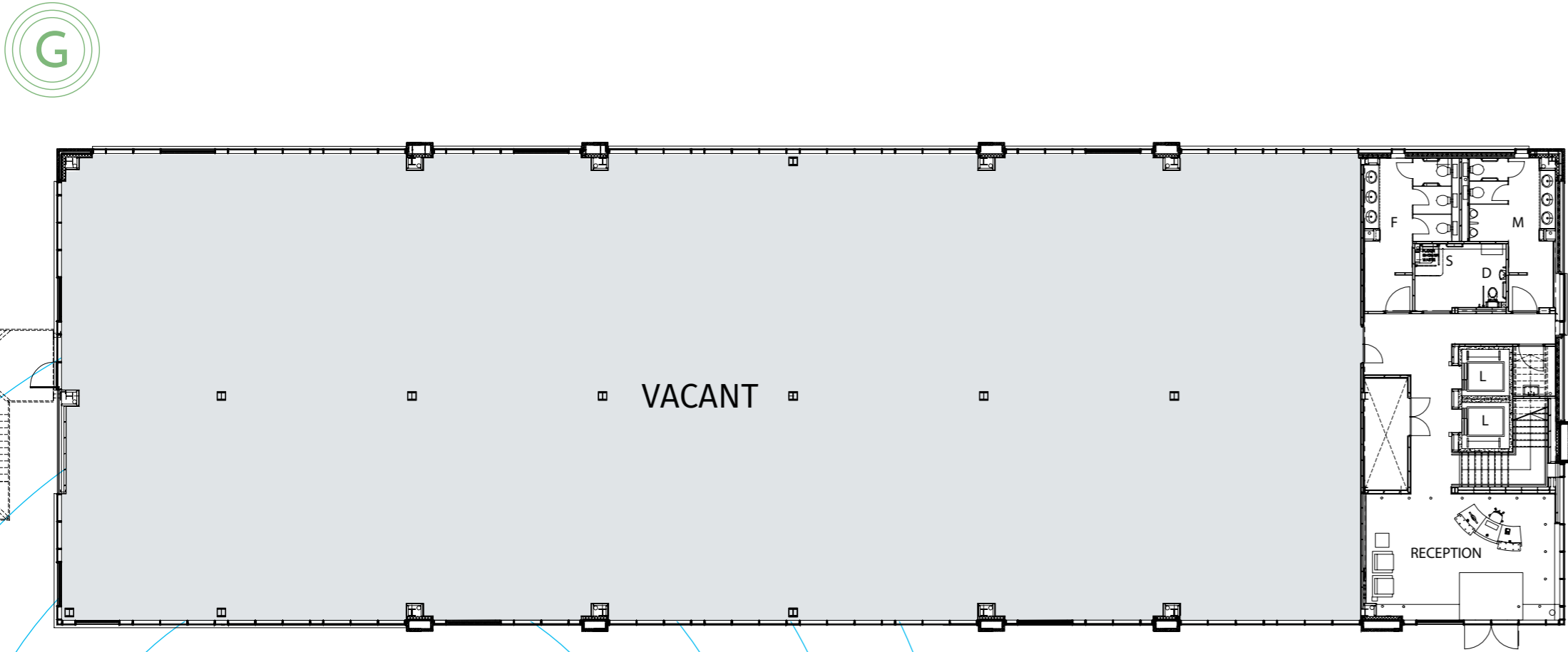
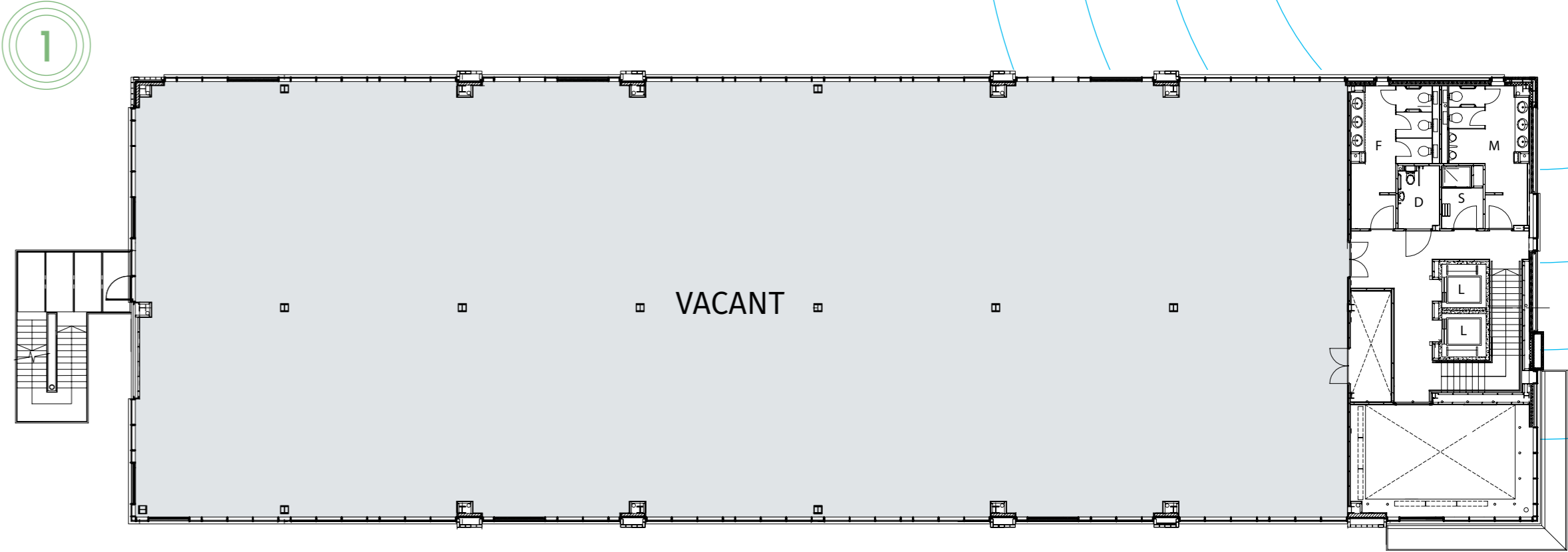


Not to scale. For identification purposes only.

ACCOMMODATION

The approximate net internal floor areas of the property are as follows:

Floor	NIA (sq ft)	NIA (sq m)
Second	9,226	854
First	9,172	852
Ground	9,189	857
Reception	482	45
TOTAL	28,069	2,608



Plans not to scale. For identification purposes only.



TENANCY

Building	Tenant	Floor Area (NIA)	Lease Start Date	Lease Expiry Date	Rent Review	Break Date	Annual Rent (psf)	Comments
Ground	Vacant	9,189	-	-	-	-	-	Cosmetically refurbished.
First	Vacant	9,172	-	-	-	-	-	Unrefurbished.
Second	Launch Diagnostics Limited	9,226	26/10/2023	25/10/2033	26/10/2028	26/10/028	£247,175 (£26.79 psf)	Tenant currently paying a rent of £123,587.50 pa until 26/04/2026. Vendor to "top up" the passing rent to £247,175 pa. Break Penalty £61,793.75.



COVENANT

Launch Diagnostics Limited (registered number 02427295) has a **Dunn & Bradstreet Rating of 3A1**, representing a **Low Risk of Business Failure**.

Launch Diagnostics Ltd is a UK based provider of in-vitro diagnostic (IVD) products, laboratory instruments, and support services for clinical laboratories and healthcare institutions.

Founded in 1990 and headquartered on Crossways Business Park, the company supplies a broad portfolio of diagnostic solutions used in disease detection, monitoring, and biomedical research.

A summary of Launch Diagnostic Limited's last three years' published accounts are as follows:

	31/12/2024	31/12/2023	31/12/2022
Turnover	£14,431,518	£13,523,805	£19,419,103
Profit/(Loss) Before Taxes	£626,686	£313,923	£1,712,745
Tangible Net Worth	£7,126,573	£10,084,907	£9,541,422



OCCUPATIONAL MARKET

Headline rents for Grade A office space on Crossways are now £31.00 per sq ft.



Total availability of Grade A offices on Crossways is 37,769 sq ft across 2 buildings which are set out in the table below:

Building	Availability (sq ft)	No. of Floors/Suites	Quoting Rent (£psf)
Lakeview West	18,361	2	£26.50
Riverbridge House	19,408	4	£27.50

No new office accommodation is currently under construction on Crossways Business Park.

Date	Address	Occupier	Size (sq ft)	Term (break)	Rent (£psf)
Feb 2026	Radius, Crossways Business Park	United Living Infrastructure	4,363	5 years (3 years)	£24.50
Aug 2025	Riverbridge House, Crossways Business Park	Engie Impact	3,754	3 years	£27.50
Aug 2025	Riverbridge House, Crossways Business Park	Access Training	1,500	6 years (3 years)	£28.33
June 2025	Cotton Lake House, Crossways Business Park	Bupa	3,500	10 years (5 years)	£31.00
May 2025	Riverbridge House, Crossways Business Park	BDP International	5,904	6 years	£29.50
Oct 2023	9 Waterside Court, Crossways Business Park	Essex Thermal Services Limited	2,581	5 years (3 years)	£26.15
Assignment Oct 2023	1 Waterside Court, Blake House, Crossways Business Park	Innercity Scaffolding	1,764	3.5 years	£24.00
April 2023	Suite 1, Blake House, Schooner Court, Crossways Business Park	Skye Cloud	1,272	6 Years	£26.22
April 2023	Ground Floor, South Wing Riverbridge, House, Crossways Business Park	CBW Staffing Solutions	3,652	6 Years	£25.00



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FURTHER INFORMATION

Service Charge

The current service charge equates to £7.76 per sq ft.

EPC

Lakeview West has an EPC rating of C.

VAT

We understand the property will be treated as a Transfer of a Going Concern for VAT purposes.

AML

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

Proposal

We are instructed to seek offers in excess of **£2,700,000 (Two Million, Seven Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this price would reflect a capital value of £96 per sq ft.

Contact details

For further information or to arrange an inspection please contact the following:

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