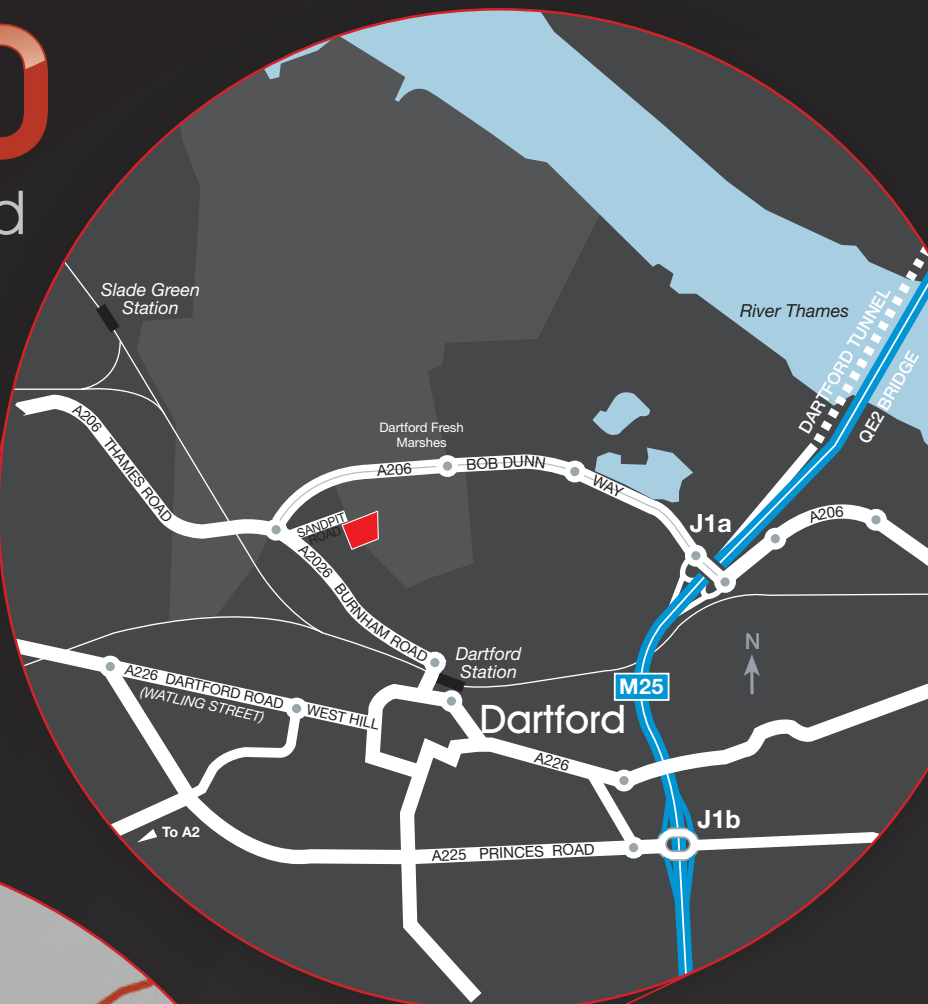


# DDC160

Sandpit Road, Dartford

The property is on Sandpit Road just off University Way which provides a direct dual carriageway link to M25 Junction 1a. Central London is easily accessed via the A2 dual carriageway whilst the M25 gives excellent communication links to the whole of the south east region.



## Driving distances

M25 Junction 1a	2 miles
A2/M25 Junction 2	4 miles
Dartford River Crossing	2.5 miles
Central London	17 miles
Gatwick Airport	37 miles
Channel Tunnel	57 miles
Heathrow Airport	60 miles

# DDC160

Sandpit Road, Dartford

## 160,552 sq ft

high bay industrial / distribution facility

M25 1a

For Sale  
To Let



ALL ENQUIRIES:



Sam Vyas / James Maskey



Richard Lord / William Abbott



Chip Mitton / Peter Davidson



[www.evanderproperties.com/sandpit-road](http://www.evanderproperties.com/sandpit-road)



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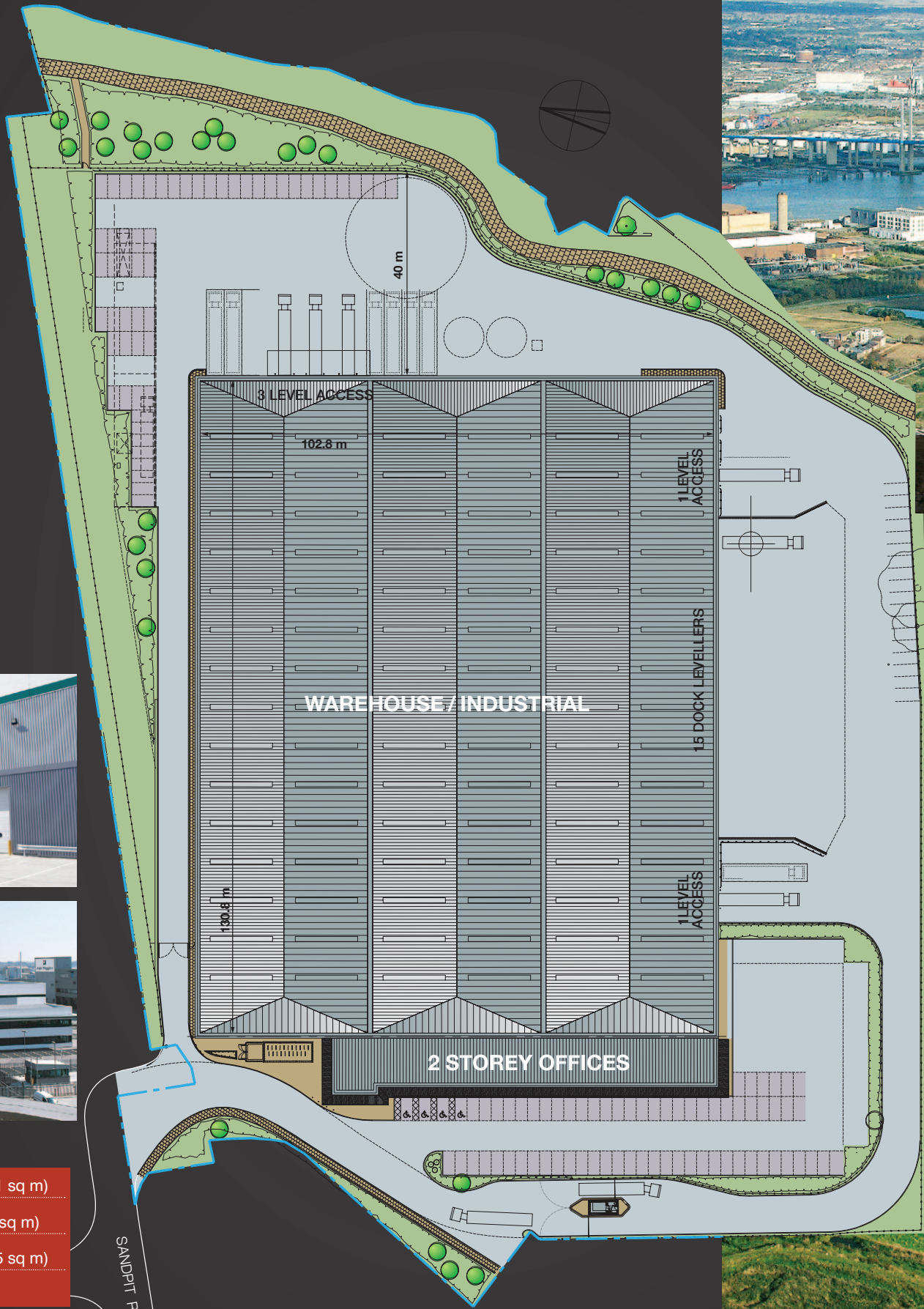
# Available now for immediate occupation

- ✓ Improved access
- ✓ Two storey fitted offices
- ✓ 360° site access
- ✓ CCTV
- ✓ Alarmed
- ✓ Unrestricted B1, B2 and B8 uses
- ✓ 12m clear internal height
- ✓ High bay lighting
- ✓ Loading on two elevations
- ✓ 15 Dock level loading doors
- ✓ 5 level access loading doors
- ✓ 198 separate car parking spaces
- ✓ 40m service yards
- ✓ Security fence and gatehouse



Warehouse	144,899 sq ft	(13,461 sq m)
2 storey offices	15,653 sq ft	(1,454 sq m)
Total	160,552 sq ft	(14,915 sq m)

Approximate Gross Internal Areas



## Strategically located 2 miles from Junction 1a of the M25



DDC160 is situated within the established industrial distribution location of Sandpit Road, just off the A206 University Way which provides a direct dual carriageway link to junction 1a of the M25 and the QE2 Bridge Dartford River Crossing.