



TO LET

Thames Europort
Depot, Clipper
Boulevard,
Crossways Business
Park, Dartford,
Kent DA2 6QB

6 Acres / 2.43 Hectares
Plus operational jetty -
see accommodation section.

- 6-Acre Open Storage Site
- Direct River Thames Access
- Dedicated Jetty Facility
- 24/7 HGV Accessibility (STP)
- Class 2 IOS (STP)
- Block Paving Surface
- Direct Access to M25 via Junction 1A
- Enclosed by Palisade Fencing
- Previously used as a Ro-Ro Container Terminal
- Dual Access

Location

Thames Europort Depot occupies a prominent riverside position within Crossways Business Park, Dartford. Crossways is an established commercial location benefiting from immediate access to Junction 1A of the M25 and excellent connections to the A2, M20 and A13.

The property is approximately:

- 22 miles east of Central London
- 17 miles from London City Airport
- 4 miles from Ebbsfleet International

Close to Stone Crossing railway station, the location also provides exceptional access to the wider South East motorway network whilst offering the rare advantage of direct access to the River Thames.

Description

A rare opportunity to secure a substantial 6-acre open storage site with direct access to the River Thames and M25. The site comprises a level, block paved yard benefiting from mains services, and 24/7 access. Having previously been used as a Ro-Ro Container Terminal, occupiers benefit from a dedicated jetty with great water depth, HGV access, providing exceptional multimodal logistics capabilities alongside immediate access to Junction 1A of the M25. Available immediately.

The pontoon benefits from two way vehicle access, mooring piles and dolphins with linkspan and walkways.

Infrastructure includes:

- Berthing and loading facilities
- HGV circulation throughout the site
- Mains power and water
- Secure perimeter fencing

- 24-hour access (STP)
- Jetty suitable for cargo-handling

The combination of large-scale IOS and operational river access presents a unique opportunity for occupiers seeking multimodal logistics capability.

Accommodation

IOS	6 acres
Main pontoon with upstream and downstream berthing ramps.	
Access ramp and brow allowing two way vehicle access.	
Mooring piles and dolphins.	
Linkspan and walkways.	

Terms

The property is available by way of a new lease, on terms to be agreed. Further details available upon application.

CJ IOS Classification

CJ IOS Class: Class 2 (Score: 71)

Legal costs

Each party to be responsible for the payment of their own legal costs.

VAT

VAT will be payable on all rents and other outgoings at the prevailing rate.

Viewing

Strictly by appointment with agents.



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