



THE BRIDGE

IMAGINE...
INSTANT ACCESS
TO THE M25



INDUSTRIAL BUILD
TO SUIT OPPORTUNITY
UP TO 77,800 SQ FT (7,227 SQ M)
3.69 ACRES (1.5 HECTARES)





OVERVIEW

Situated next to the QEII Bridge, The Bridge is the first major regeneration project underway in the Thames Gateway.

A 264-acre mixed-use site that is being developed by ProLogis Developments Limited and Dartford Borough Council, The Bridge is creating a new community that offers everything a successful business could need.

Along with 1.8 million square feet of commercial space and 1,500 new homes, The Bridge provides innovative facilities - such as a learning and community campus and the new Fastrack public transport system.

LOCATION

There is easy access to the motorway network and the new Fastrack transport system will link the whole development to local facilities.

Operated by Arriva, Fastrack Route A runs from Dartford town centre, through The Bridge and on to Greenhithe and Bluewater seven days a week from 6.00am until midnight. Services run up to every six minutes and an off-bus ticketing system along with traffic signal priority ensure that there are no delays.

Motorway (Junction 1b)	1 mile
M2/A2 (M25 Junction 2)	3 miles
M20 (M25 Junction 3)	5 miles
M11 (M25 Junction 27)	22 miles

THE SITE

Following the prelet of 670,000 sq ft, a site of 3.69 acres remains available for design and build opportunities. Outline planning permission has been granted for a building of 77,800 sq ft.

PLANNING

The property can be used for B1c and B2 uses of the Town & Country Planning (Use Classes) Order 1987.

TERMS

Leasehold/Freehold - terms upon request.

FURTHER INFORMATION

Strictly through the agents



Design & build opportunity
up to **77,800 sq ft** (7,227 sq m)



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Joint Venture Development between



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