DETAILED PLANNING PERMISSION GRANTED FOR A UNIQUE 450,000 SQ FT LOGISTICS OPPORTUNITY INSIDE THE M25
DARTFORD
M25
M25 · J1A A206
450

CROSS DOCKED
POWER UP TO 11MVA
EAVES HEIGHT 21M
YARD DEPTH 450
THE POWER HOUSE.
LONDON AT 68 DOCK LEVELLERS

DEVELOPMENT READY, 26 WEEK DELIVERY
POWER UP TO 11MVA
EAVES HEIGHT 21M
CROSS DOCKED
68 DOCK LEVELLERS
UP TO 59M YARD DEPTH

*26 WEEK DELIVERY IS FROM HAVING AN AGREEMENT FOR LEASE FOR THE CONSENTED DESIGN AND SUBJECT TO UK WORKING CONDITIONS ELIMINATING CORONAVIRUS COVID-19 OSSERAS.
21M CLEAR INTERNAL HEIGHT
11MVA POWER SUPPLY
50KN/M² FLOOR LOADING
3 STOREY HQ STYLE OFFICES
X DOCK FACILITY UP TO 59M YARD DEPTH
68 DOCK LEVELLERS
8 LEVEL ACCESS DOORS
FLEXIBILITY FOR STANDARD AND/OR EURO/DUOPE Docks
3 ACCESS POINTS TO WAREHOUSE
144 TRAILER PARKING SPACES
436 CAR PARKING SPACES
BREEAM EXCELLENT
ROOF READY FOR PV INSTALLATION
DETAILED PLANNING PERMISSION GRANTED

<table>
<thead>
<tr>
<th>Warehouse</th>
<th>427,490 sq ft</th>
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</thead>
<tbody>
<tr>
<td>Offices &amp; Welfare (3 Storey)</td>
<td>22,510 sq ft</td>
</tr>
<tr>
<td><strong>Total Area (GIA)</strong></td>
<td><strong>450,000 sq ft</strong></td>
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<tr>
<td>Plot Area</td>
<td>28.59 Acres</td>
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</tbody>
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WWW.THEPOWERHOUSE.LONDON
UNIQUE 450,000 SQ FT LOGISTICS OPPORTUNITY

READY AND ACCESSIBLE LABOUR SUPPLY

356K HOUSEHOLDS WITHIN A 30 MINUTE DRIVETIME
SOURCE: 2011 CENSUS

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
SOURCE: 2011 CENSUS

† NVQ LEVELS 1 AND 2 + OTHER QUALIFICATIONS (INCL. APPRENTICESHIPS)
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 Felixstowe: 79 miles
- Portsmouth International Port: 93 miles
- Port of Southampton: 98 miles