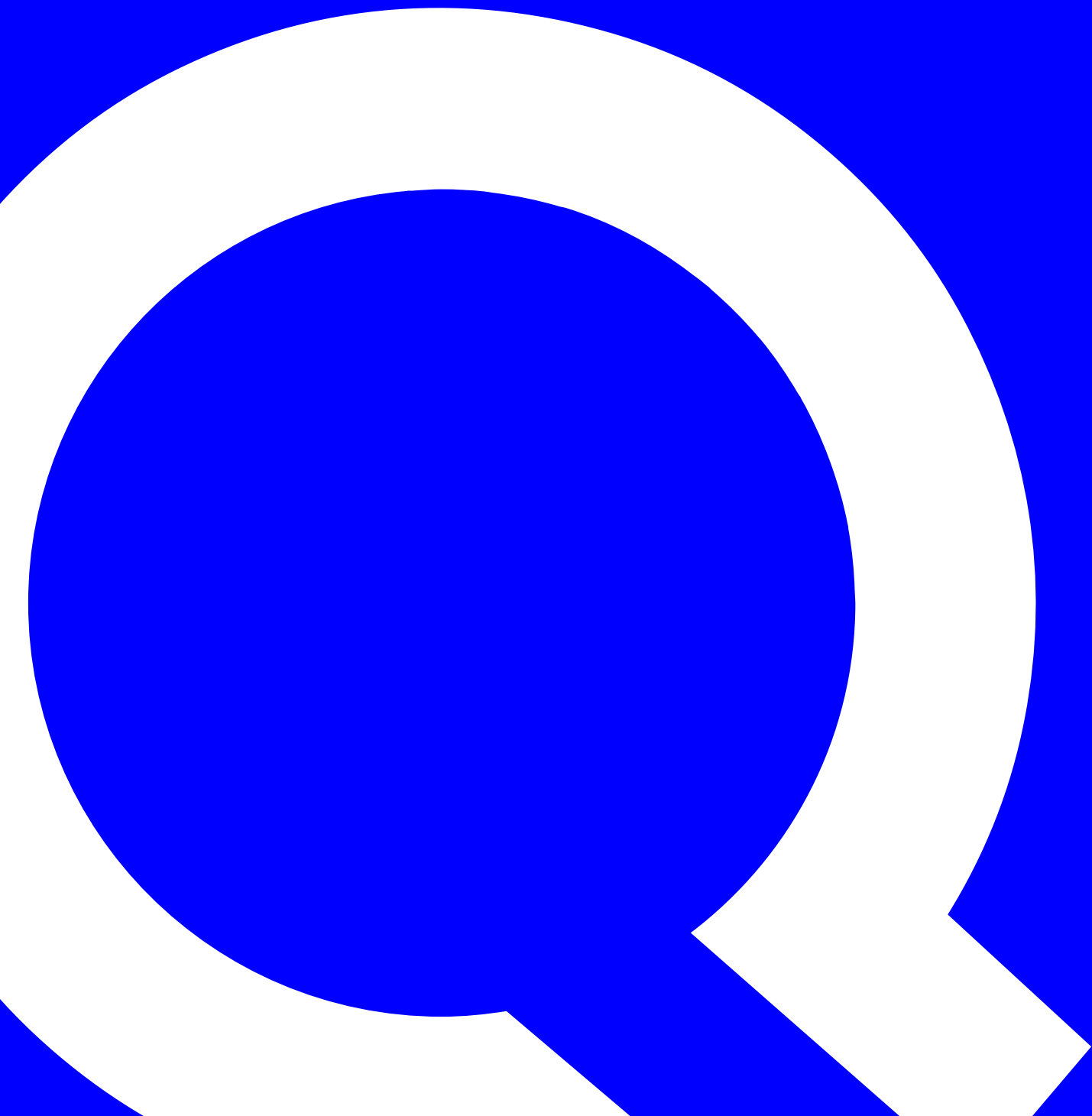


QUESTOR115

DARTFORD, DA1 1JG

A NEW SPECULATIVE
WAREHOUSE/ TRADE UNIT DEVELOPMENT

WWW.QUESTOR115.CO.UK



DARTFORD'S PREMIER BUSINESS PARK

Questor115 is a new speculative warehouse/trade development within Questor, offering a variety of units to suit your business needs. The scheme shall target a minimum 20% improvement in Carbon emissions over Building Regulation requirements through the use of onsite Low and Zero Carbon technologies.

Questor is a long established business estate located in Dartford within a mile of junction 1B of the M25.

The estate covers 40 acres and provides 560,000 sq ft of industrial and warehouse units, office accommodation and open storage sites and is home to both local and national occupiers.





DARTFORD CROSSING

J1B

M25

A225

QUESTOR

QUESTOR115

HAWLEY ROAD

ENVIRONMENTALLY RESPONSIBLE & BEST IN CLASS

Questor115 incorporates the latest green technologies to reduce the real cost of occupation. Units range from 1,303 to 27,279 sq ft.

Our strategy is to create environmentally and socially responsible developments which accelerate occupational savings for the occupier as energy costs increase.



UNIT	GEA Ground Sq Ft	GEA First Sq Ft	GEA Total Sq Ft
1	12,292	2,228	14,520
2	16,048	2,293	18,341
3	27,279	4,026	31,305
4	6,899	1,073	7,972
5	5,494	850	6,344
6	5,494	1,197	9,065
7	1,787	-	1,787
8	1,303	-	1,303
9	1,303	-	1,303
10	1,303	-	1,303
11	1,443	-	1,443
12	2,098	-	2,098
13	1,303	-	1,303
14	1,303	-	1,303
15	2,003	-	2,003
16	2,208	-	2,208
17	2,160	-	2,160
18	2,289	-	2,289
19	4,800	840	5,640
Total	101,183	12,507	113,690

ECO-INITIATIVES



BREEM 'Excellent' Rating



EPC A+ rating



Net zero CO2 emissions



Roof-mounted photovoltaic



12-15% roof lights in warehouse to ensure unencumbered natural light



High efficiency LED lighting with automatic daylight dimming & occupancy switching



Air source heat pump to provide heating & cooling to the offices in Units 1-4 & 6



Thermal insulation and airtightness in excess of Building Regulation standards

SPECIFICATION



Mechanical ventilation, heating and comfort cooling to offices



Max height to under-croft to ensure maximum working space for Units 1-6 & 19



Clear internal eaves heights ranging from 5m - 10.5m



Minimum warehouse floor loading ranging 35kN/m² - 50.0 kN/m²



Mechanical ventilation, heating and comfort cooling to offices in Units 1-4 & 6



8 person passenger lifts installed in Unit 3

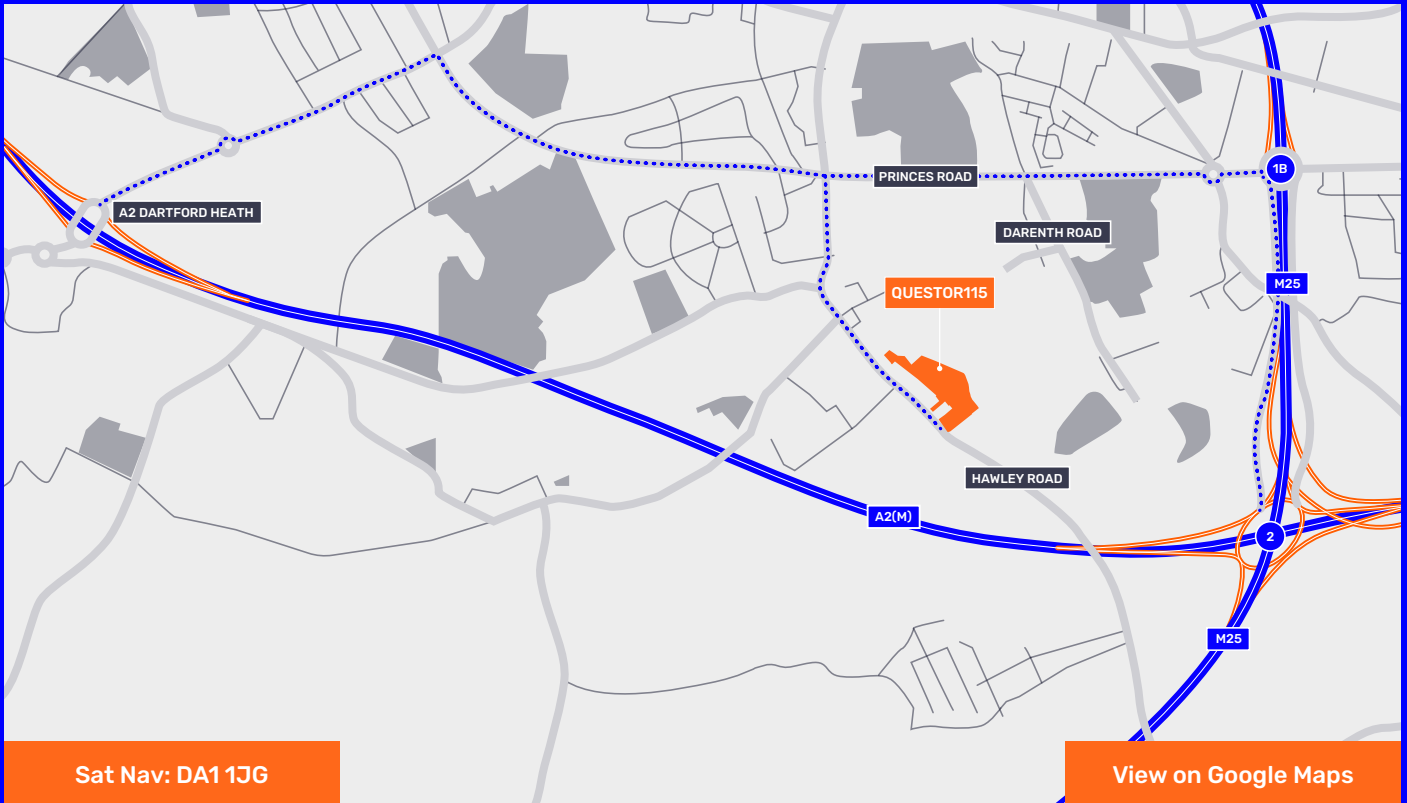


Dual outlet electric car charging point to each unit



Entrance lobbies with ceramic tiles, brushed metal ironmongery, brushed metal vertical radiators and walnut veneer solid doors for Units 1-6 & 19





STRATEGICALLY LOCATED

Questor115 is located immediately to the south of Dartford. Close to J1B of the M25. The A2 and A20 provide access to Central London (18 miles to the west) and Cross Channel services at Folkestone and Dover to the east.

Ebbsfleet International train station is 6 miles to the east and provides high speed services to London Stratford and St Pancras. Dartford Station is 1 mile to the north and provides services to London Bridge, Charing Cross and Woolwich Arsenal.

CONNECTIONS

DESTINATION	MILES
M25 J1B	1
A2	2
A20	5
Ebbsfleet International Station	6
Port of Tilbury	16
London Gateway	17
Central London	18
Gatwick Airport	36
Heathrow	60



356,000
Households within a
30 minute drive



9,200
Residents looking for
employment



38,000
Work locally in trade
and distribution related
professions

4.7 Million
Households within
a 30 mile radius

53,200
People economically
active locally

580,000
People active in the
local labour market

Source: Nomis

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