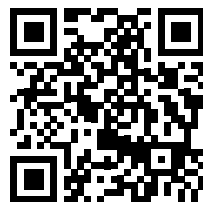


NEW
304,196 SQ FT
LOGISTICS FACILITY
INSIDE THE M25
TO LET

DA1 5XU



AT
**THE
POWER
HOUSE.**
LONDON



EXPERTS IN STRATEGIC SITES
bericote



TRITAX BIG BOX


300
AT
THE
POWER
HOUSE.
LONDON

**304,196 SQ FT
IN AN IDEAL
LOGISTICS
LOCATION**



AN OUTSTANDING LOGISTICS UNIT AT A LANDMARK DEVELOPMENT



300

AT
**THE
POWER
HOUSE.**
LONDON



AN INDUSTRY LEADING SPECIFICATION



300

AT THE POWER HOUSE. LONDON



3 STOREY
HQ STYLE
OFFICES

4 LEVEL
ACCESS
DOORS

24 DOCK
LEVEL DOORS
4 EURO
DOCK LEVEL
DOORS

20%
EV
PARKING
SPACES

55M
YARD DEPTH

ROOF
READY
FOR PV
INSTALLATION

1MVA
POWER SUPPLY
WITH CAPACITY
TO INCREASE

BREEAM
EXCELLENT

EMPLOYEE
AMENITY
SPACE

55
TRAILER
PARKING SPACES

21M
CLEAR INTERNAL
HEIGHT

227
CAR PARKING
SPACES



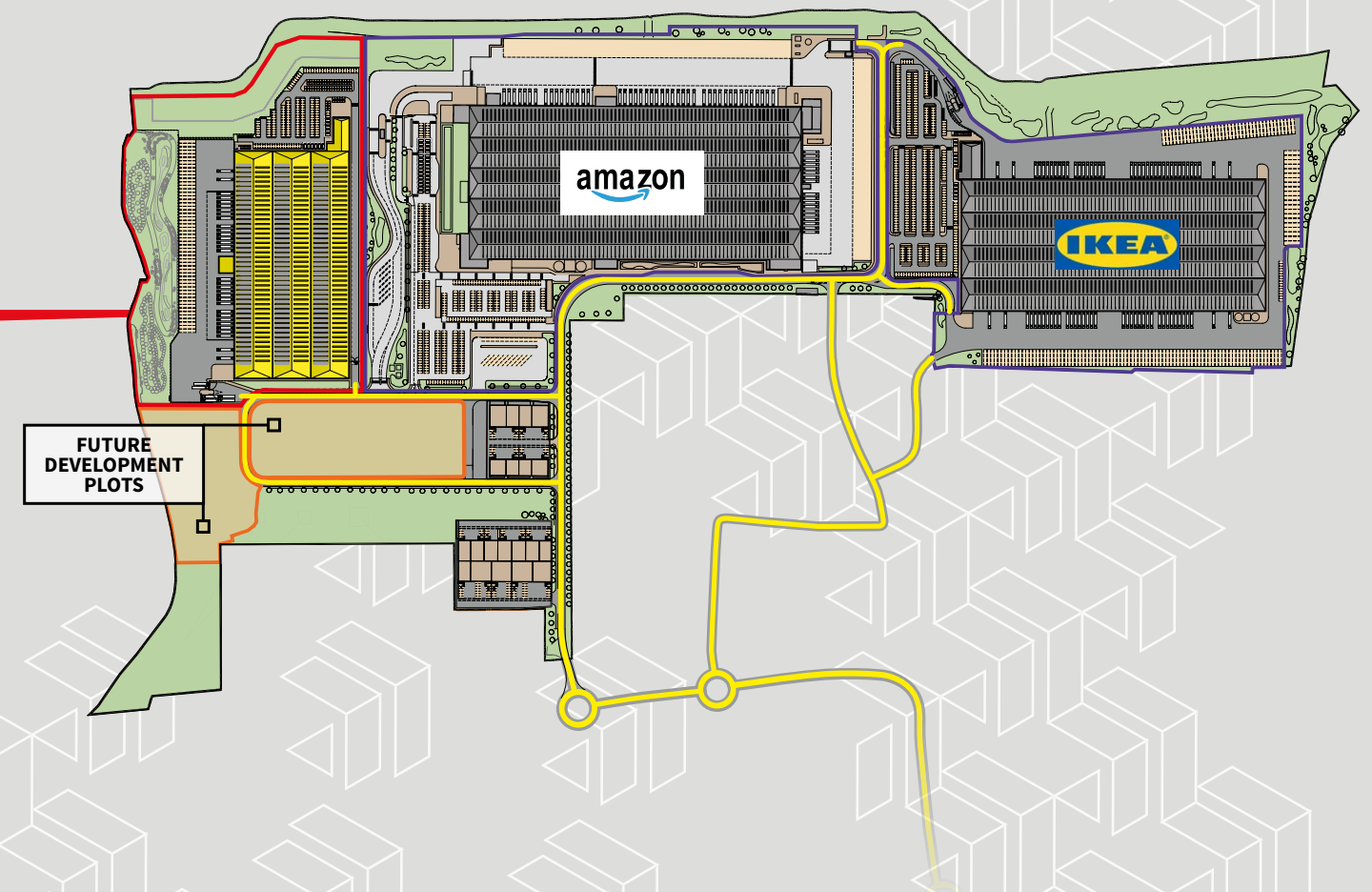
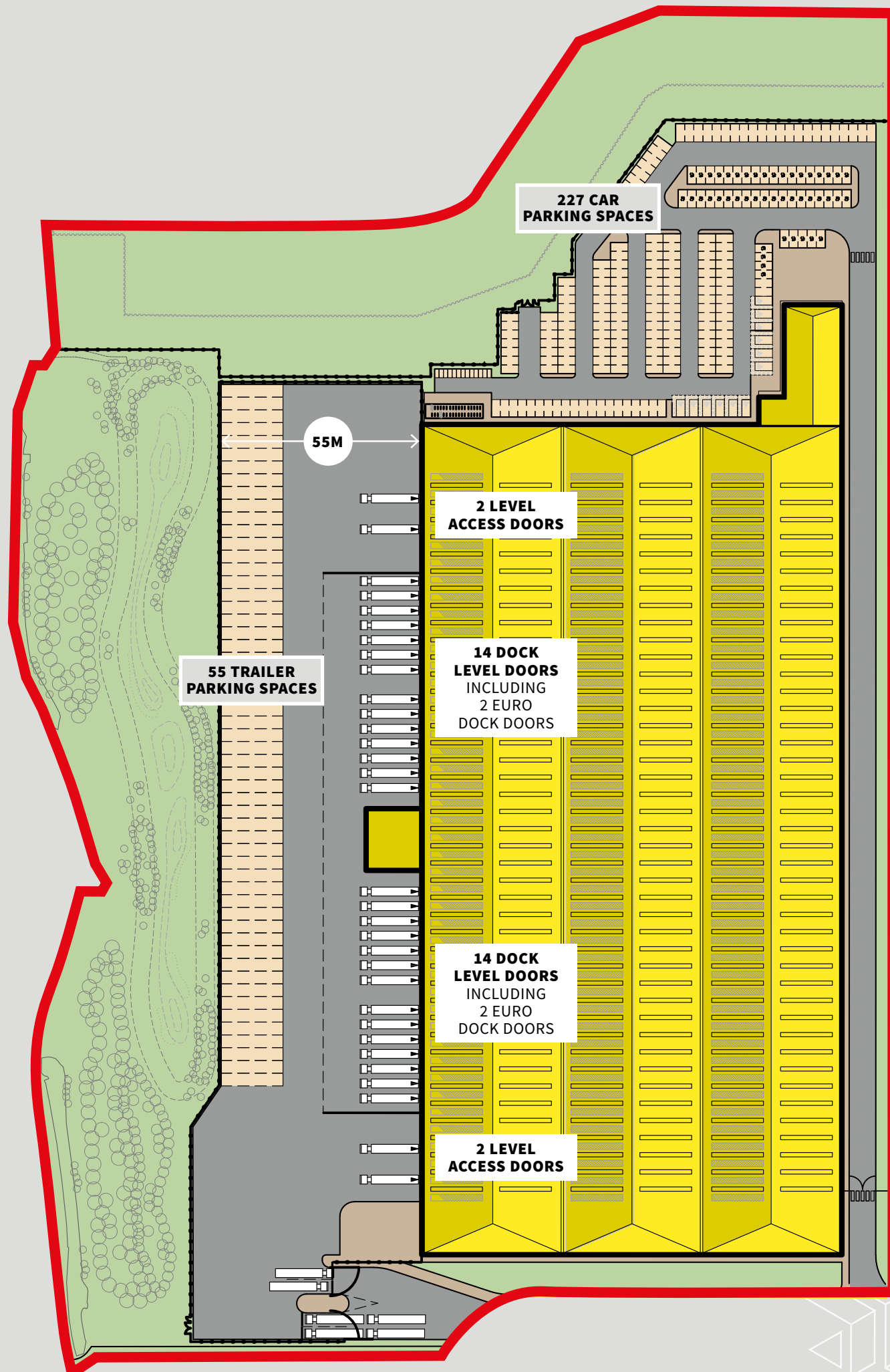


300

AT
**THE
POWER
HOUSE.**
LONDON

AVAILABLE FOR IMMEDIATE OCCUPATION

| | |
|-------------------------|----------------------|
| Warehouse | 281,111 sq ft |
| 3 Storey Offices | 17,814 sq ft |
| 2 Storey Hub Offices | 5,271 sq ft |
| Total Area (GIA) | 304,196 sq ft |



POWERING ESG



300

AT THE POWER HOUSE. LONDON



356K
HOUSEHOLDS
WITHIN A 30 MINUTE
DRIVETIME

UP TO
20,500
NEW DWELLINGS
COULD BE DELIVERED
WITHIN CATCHMENT IN
THE NEXT 5 YEARS

580K
PEOPLE ACTIVE
IN THE LOCAL
LABOUR MARKET

222,900
PEOPLE HAVE
QUALIFICATIONS
RELEVANT TO LOGISTICS
AND DISTRIBUTION†

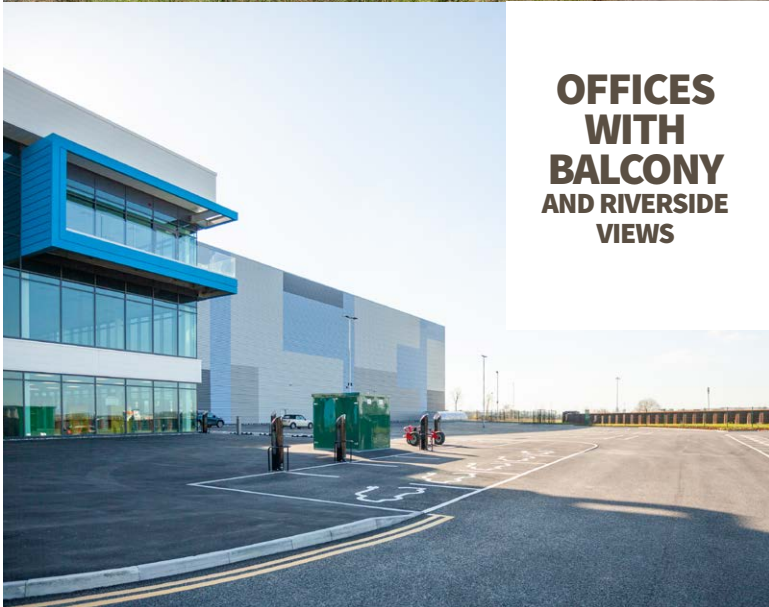
† NVQ LEVELS 1 AND 2 + OTHER QUALIFICATIONS
(INCL. APPRENTICESHIPS)

9,200
RESIDENTS
LOOKING FOR
EMPLOYMENT

SOURCE: 2018 REGENERIS REPORT



RIVERSIDE
PATH
OPENED UP TO
PEDESTRIANS,
CYCLISTS
AND EMPLOYEES



OFFICES WITH
BALCONY
AND RIVERSIDE
VIEWS



EMPLOYEE
ON-SITE
CYCLE
SCHEME



ON-SITE
POCKET
PARK
BREAKOUT
SPACE

POWERING SUSTAINABILITY

99%
OF MATERIAL FROM THE
FORMER POWER STATION
HAS BEEN RECYCLED

54,000
TONNES OF
DEMOLITION WASTE
HAS BEEN RECYCLED/
REUSED ON SITE

THE EQUIVALENT OF
2M TONNES
OF CO₂ SAVED FROM
RECYCLED MATERIAL

HABITAT PROVIDED
FOR UP TO
1M BEES

CREATION OF
**GREEN
WALL**
ALONG THE RIVERSIDE WALK

6 ACRES
OF OPEN SPACE
FOR BIODIVERSITY
IMPROVEMENTS

**ROOF
READY**
FOR PV
INSTALLATION

**BREEAM
EXCELLENT**

20%
EV PARKING
SPACES

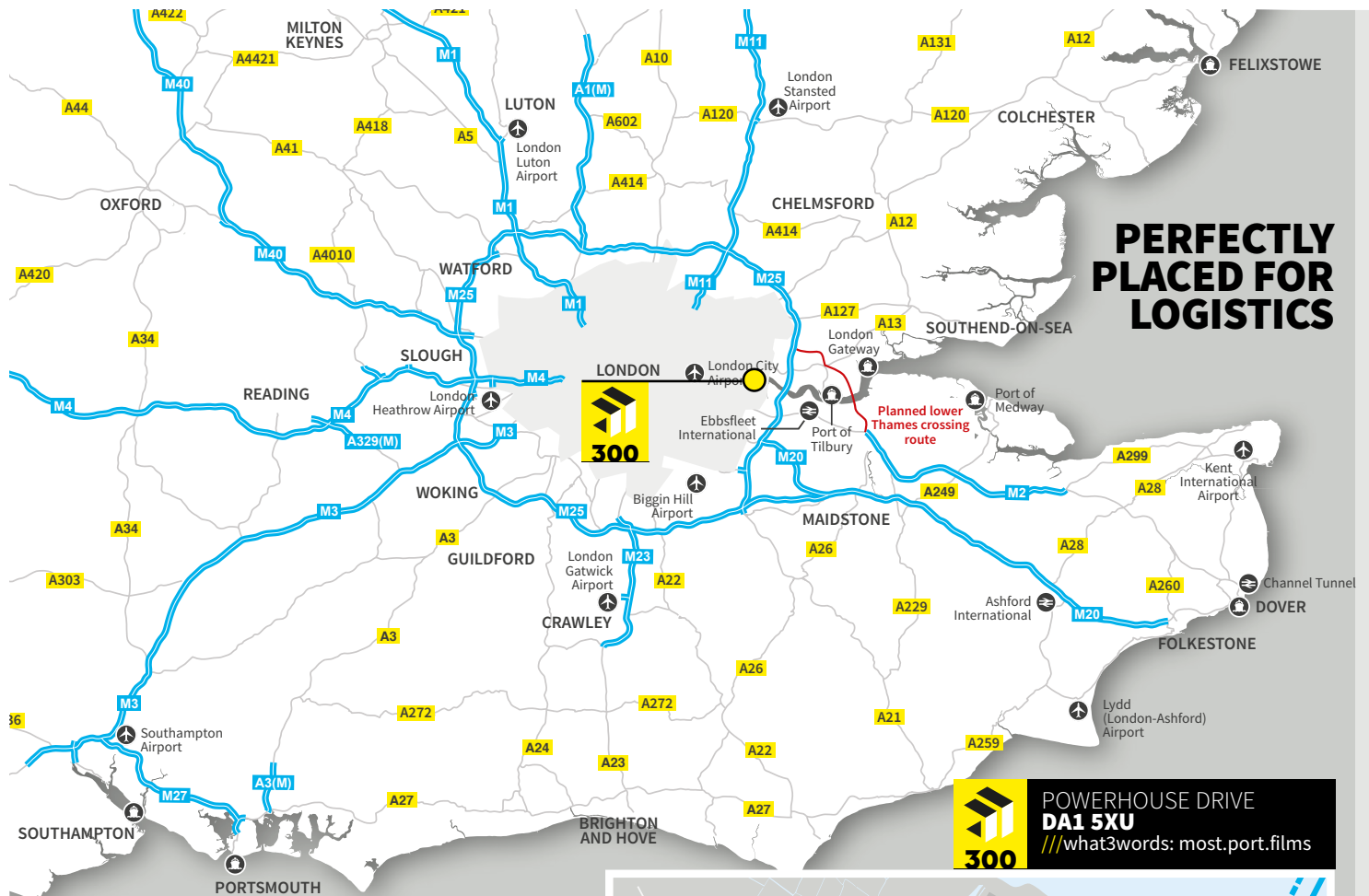




300

AT
**THE
POWER
HOUSE.**
LONDON





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 Dover | 61 miles |
| Port of Felixstowe | 79 miles |
| Portsmouth International Port | 93 miles |
| Port of Southampton | 98 miles |



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Len Rosso
Len.Rosso@colliers.com
Akhtar Alibhai
Akhtar.Alibhai@colliers.com
Tim Harding
Tim.Harding@colliers.com



Mark Webster
Mark.Webster@dtre.com
Jake Huntley
Jake.Huntley@dtre.com
Alice Hampden-Smith
Alice.Hampden-Smith@dtre.com



Ed Cole
Ed.Cole@eu.jll.com
Sophie Kettlewell
Sophie.Kettlewell@eu.jll.com



WWW.THEPOWERHOUSE.LONDON

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