



**BLAKE
HOUSE**

..... HOME

..... LOCATION

..... SITUATION

..... DESCRIPTION

..... ACCOMMODATION

..... FLOOR PLANS

..... VIEWING

BLAKE HOUSE

CROSSWAYS BUSINESS PARK,
SCHOONER COURT, ADMIRALS PARK,
DARTFORD DA2 6QQ



**NEWLY REFURBISHED MODERN
OFFICE SUITES WITH PARKING**

TO LET

.....
1,176 - 4,488 SQ. FT (109.25 - 416.95 M²)



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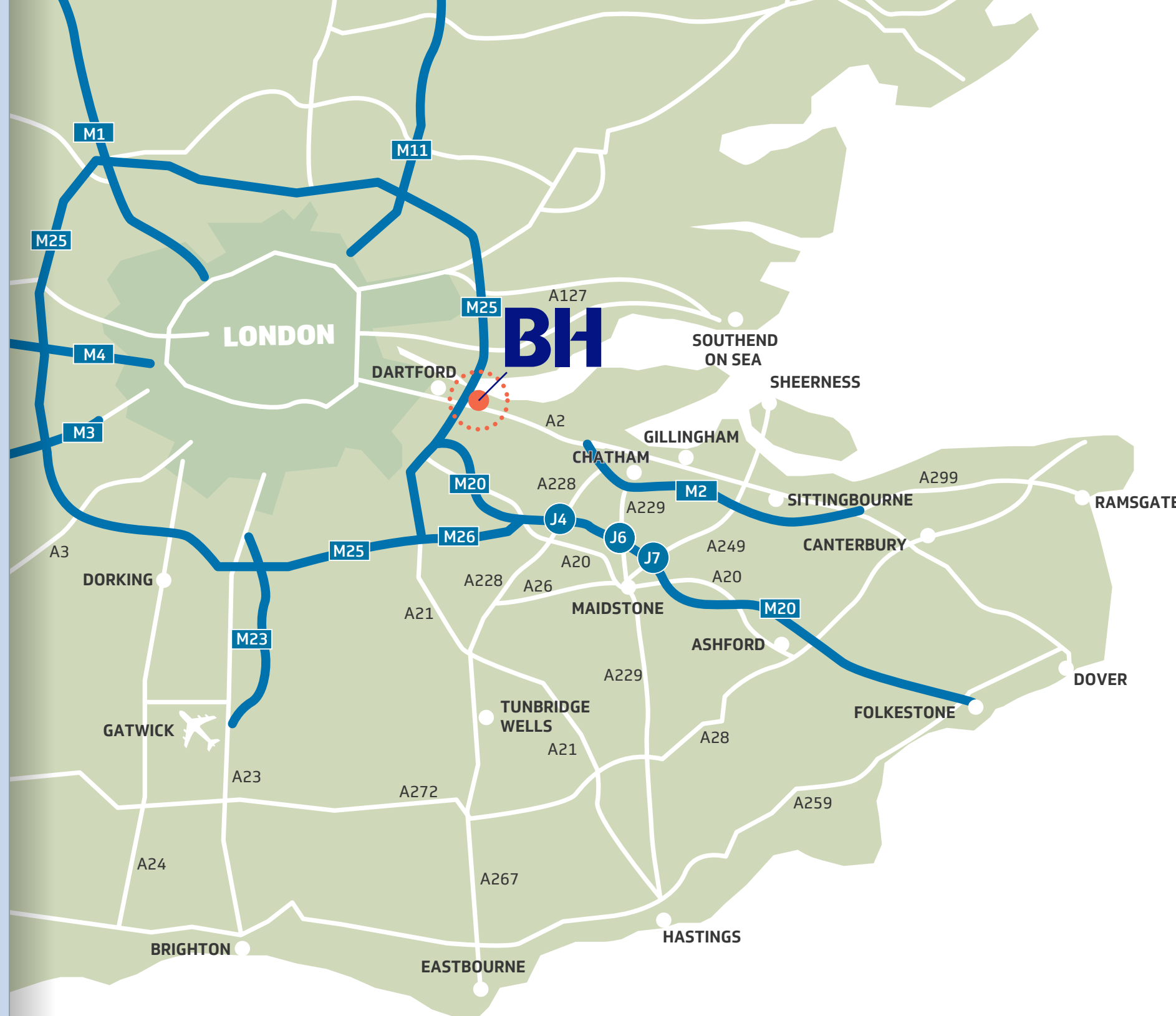
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LOCATION

Blake House is set within Crossways Business Park, one of the most accessible business environments within the South East. Located next to the QEII Bridge on Junction 1a of the M25, Crossways has direct connection to the UK motorway network and is also well served by public transport. Major airports, seaports, the Channel Tunnel and central London are all less than 1 hour away.

Blake House enjoys an enviable position immediately adjacent to Cotton Lake and has far reaching attractive views.

CENTRAL LONDON	22 miles
CITY AIRPORT	16 miles
GATWICK AIRPORT	34 miles
HEATHROW AIRPORT	55 miles
STANSTED AIRPORT	37 miles
CHANNEL TUNNEL	54 miles
DOVER PORT	59 miles

 [VIEW IN GOOGLE MAPS](#)

 [PLAN YOUR JOURNEY BY TRAIN](#)





FASTRACK

Fastrack, an integral and essential part of the regeneration of the area, provides fast reliable efficient transport across Kent Thameside including Dartford, Bluewater, Ebbsfleet and Gravesend. It links with the main Southeastern rail network at Dartford, Greenhithe (for Bluewater) and Gravesend as well as Ebbsfleet International. For further information www.go-fastrack.co.uk

SITUATION

Blake House sits within Admirals Park, the office campus at the heart of Crossways Business Park. Office occupiers include Mazda Cars UK, Bellway Homes, Laing O'Rourke, Regus, Globaldata, Brown and Mason and Optical Express. Facilities on Crossways include three hotels, The Wharf public house, a large Asda store with petrol station and Lakeview 360 Café, which is located next to Blake House.

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DESCRIPTION

- Brickwork elevations beneath a pitched roof
- On site parking spaces
- Full raised access flooring throughout
- Suspended ceilings with LED lighting
- Air conditioning
- Passenger lift
- Double glazing
- Comprehensively refurbished
- Modern WCs and kitchens
- Electric Vehicle Charging Points
- Fibre broadband enabled
- Shower room (Suite II).



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ACCOMMODATION:

The building provides the following net internal accommodation:

OFFICE	FLOOR	AREA (SQ. FT.)	AREA (M ²)	CAR PARKING SPACES
.....				
Suite 1			LET	
.....				
Suite 2	Ground	1,176	109.25	7
.....				
Suite 3	First	1,732	160.91	10
.....				
Suite 4	First	1,580	146.78	10





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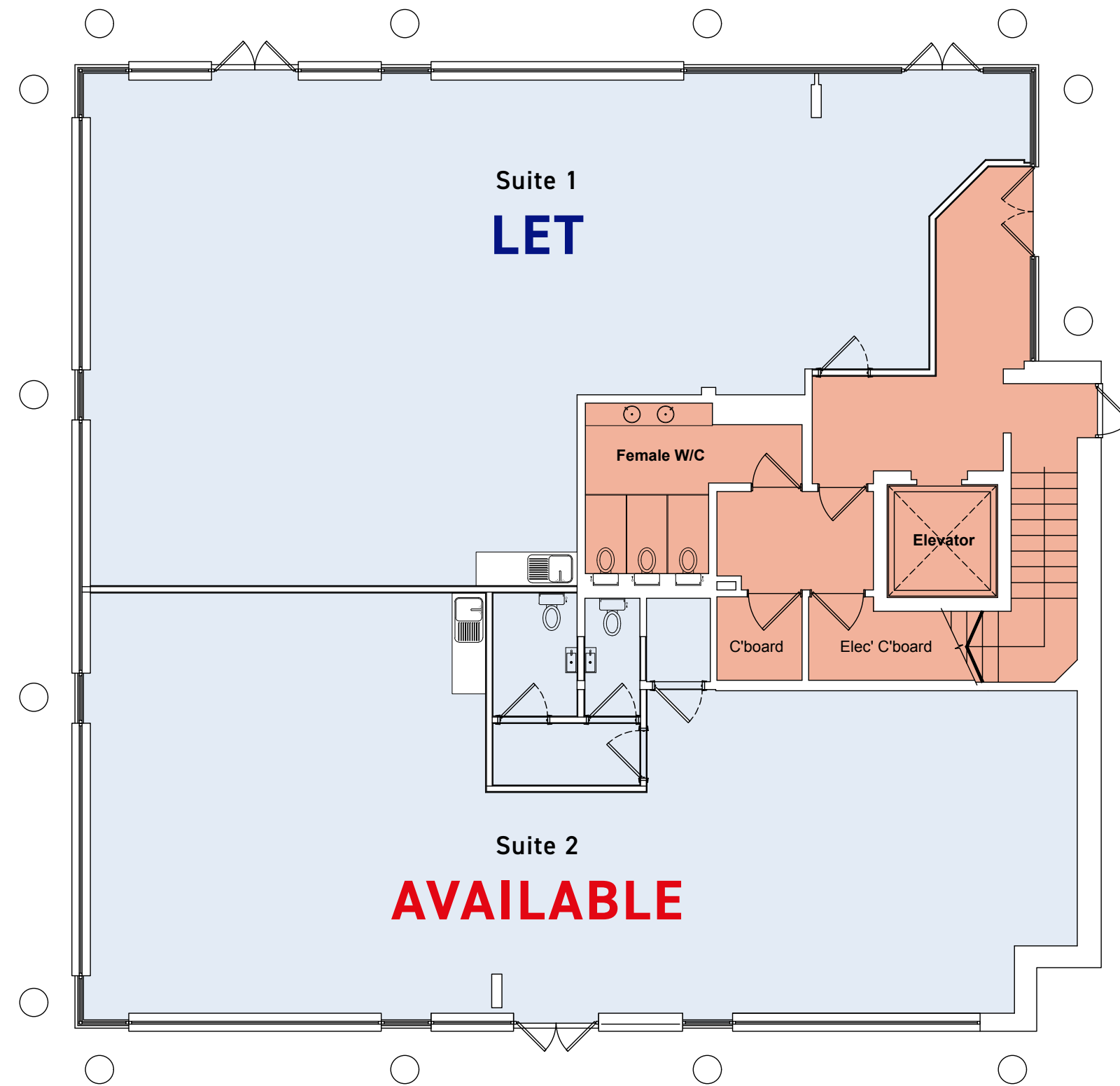
..... ACCOMMODATION

..... **FLOOR PLANS**

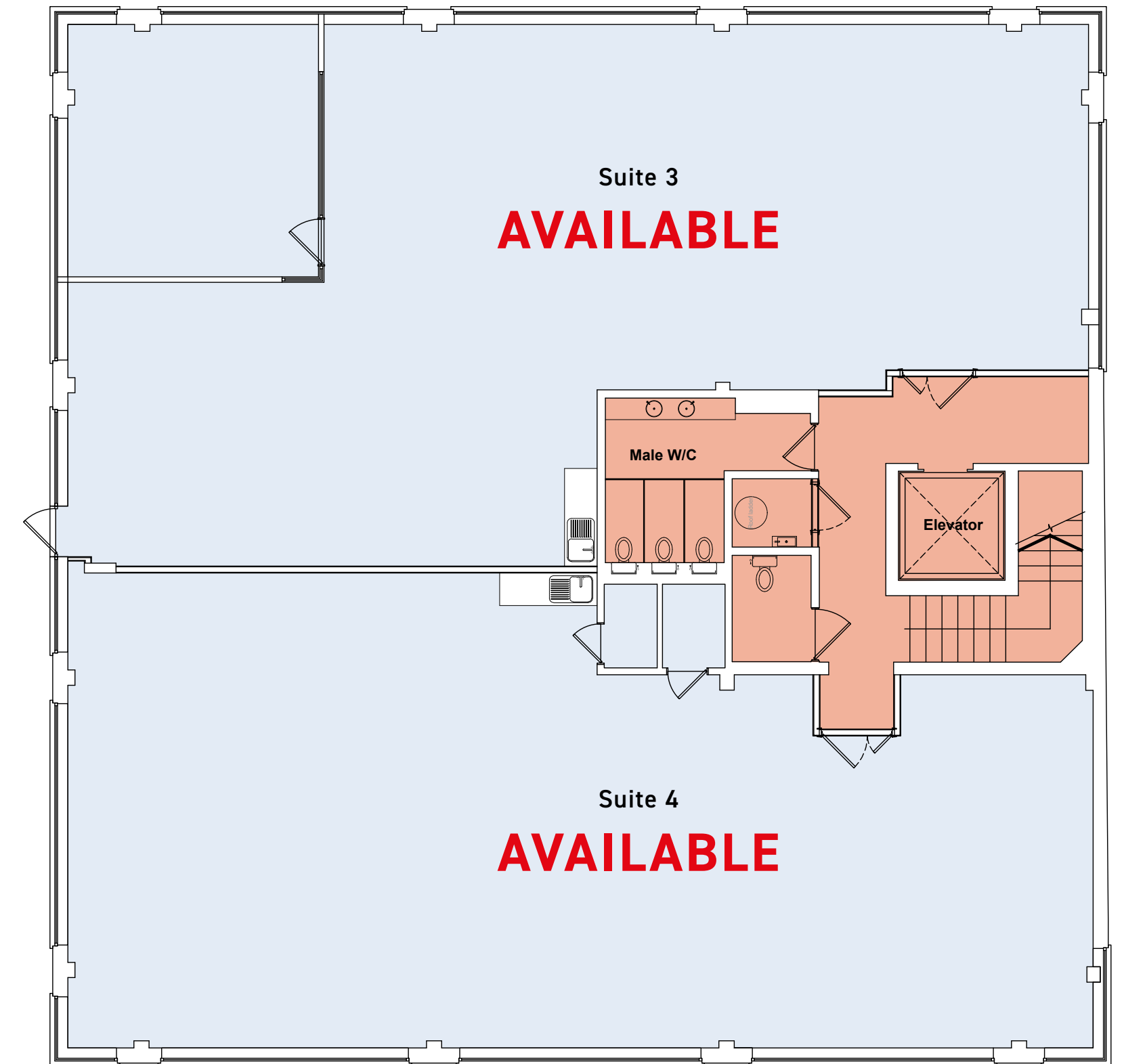
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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



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TERMS

The suites are available to let with lease terms to be agreed.

EPC

The building has been assessed and rated A (25). Valid until 21/02/2033.

RENT

OFFICE	RENT (PA)	SERVICE CHARGE (PA)	AVAILABILITY
Suite 1			LET
Suite 2	£33,000	£5,880	AVAILABLE
Suite 3	£44,725	£8,600	AVAILABLE
Suite 4	£42,600	£7,900	AVAILABLE

VIEWING

Strictly by appointment only via the sole letting agents

NICK THRELFALL

nickthrelfall@watsonday.com

07860 504 621

RICHARD TURNILL

richardturnill@watsonday.com

07764 476 915



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