

# MLM CRAYFORD

33,765- 170,535 SQ FT  
INDUSTRIAL / LOGISTICS UNITS

TARGET PC Q4 2025  
STARTED ON SITE

///LINER.PATIO.PUNS  
[WWW.MLMCRAYFORD.CO.UK](http://WWW.MLMCRAYFORD.CO.UK)



THAMES ROAD,  
CRAYFORD,  
DA1 4QP

# IN GOOD COMPANY

A range of local and national occupiers within the area include



A major new 12.2 acre development located off Thames Road (A206)

3.7 miles to J1a of the A282 and 4.7 miles to the M25

Excellent access to central London, only 16 miles to the west



# TOWARDS A SUSTAINABLE FUTURE

MLM Crayford offers urban logistics solutions from 33,765 to 170,535 sq ft suitable for B2 and B8 uses. Best in class buildings will be built to the highest standards and are expected to achieve a BREEAM rating of Excellent and EPC A.



BREEAM  
Outstanding



EPC  
Target A



Photovoltaic  
Panels



Carbon Neutral -  
Whole Life Cycle



EV  
Charging



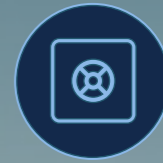
Energy Efficient  
LED Lighting



Bike  
Storage



Rainwater  
Harvesting



Air Source  
Heat Pump



# INDUSTRIAL OPPORTUNITY

## Unit One

Unit One	Sq Ft
Warehouse	141,889
Ground Floor Offices	3,971
First Floor Offices	7,875
Second Floor Offices	7,875
Mezzanine	8,925
<b>Total</b>	<b>170,535</b>

\*GEA



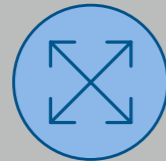
14 Dock Level Doors



91 Car Parking Spaces



Grade A Three-Storey Offices



50m Yard Depth



1.5 mVa



15m Eaves Height

## Unit Two

Unit Two	Sq Ft
Warehouse	91,316
Ground Floor Offices	1,334
First Floor Offices	6,160
Second Floor Offices	6,160
Mezzanine	9,975
<b>Total</b>	<b>114,945</b>

\*GEA



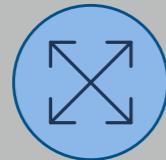
12 Dock Level Doors



69 Car Parking Spaces



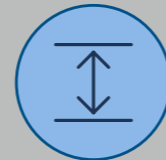
Grade A Three-Storey Offices



50m Yard Depth



1 mVa



12.5m Eaves Height

## Unit Three

Unit Three	Sq Ft
Warehouse	26,421
Ground Floor Offices	904
First Floor Offices	2,400
Mezzanine	4,040
<b>Total</b>	<b>33,765</b>

\*GEA



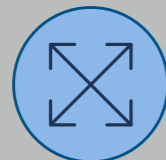
3 Level Access Doors



20 Car Parking Spaces



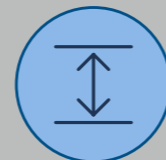
Grade A Two-Storey Offices



30m Yard Depth



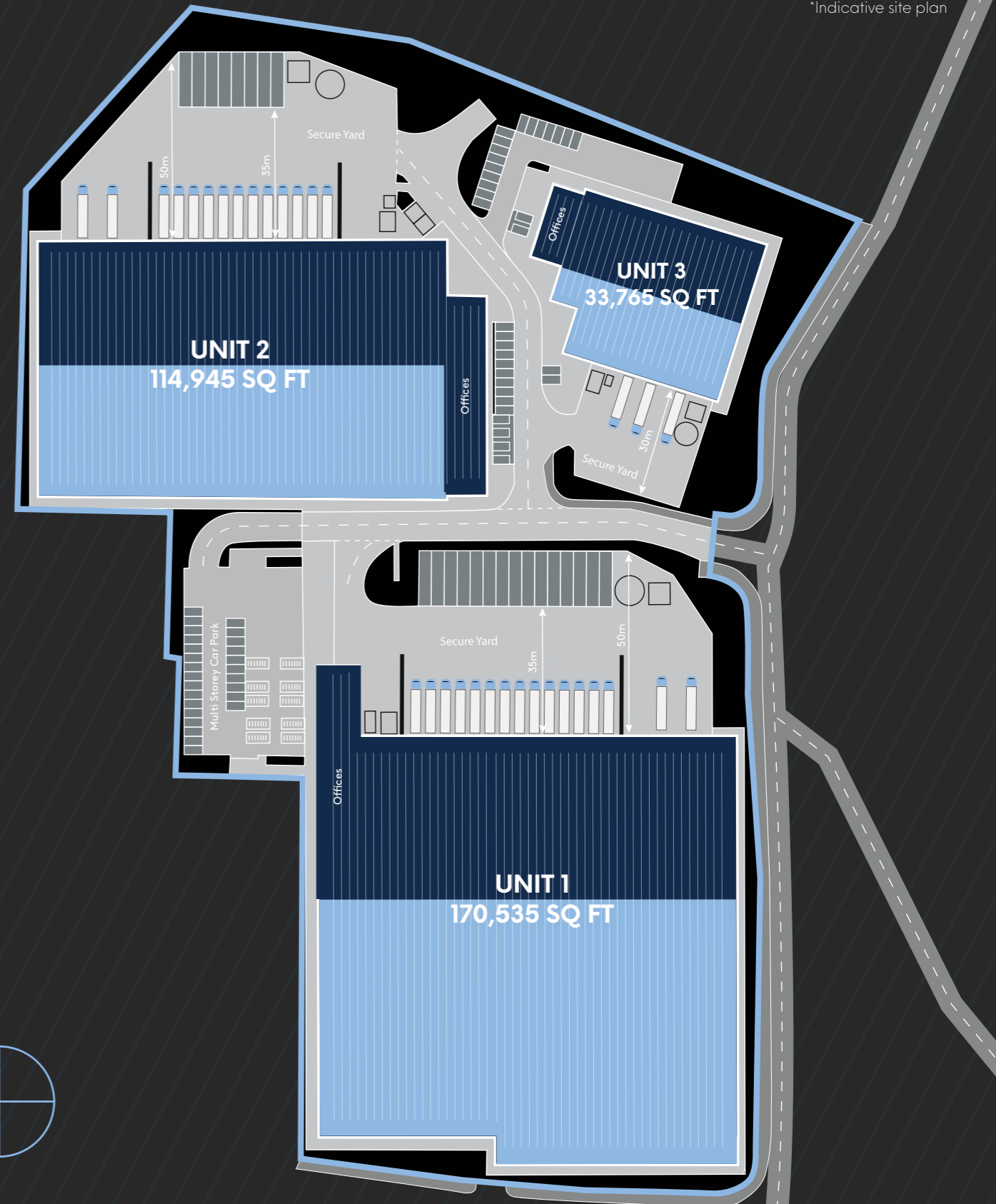
500 kVa



12.5m Eaves Height

# 33,765 - 170,535 SQ FT

\*Indicative site plan





# REDUCING TRANSPORTATION TIMES

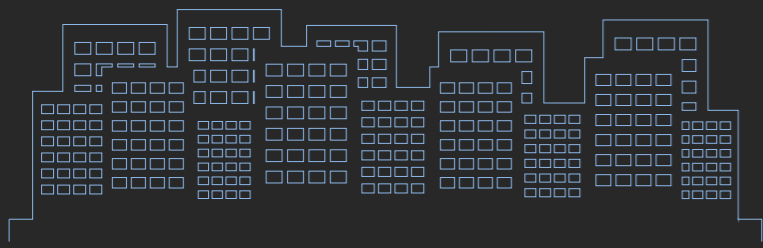


# 284,754

The population of Crayford and the surrounding Bexley Borough.

# 483,000+

People live within a 5 mile radius of site.



# ££££££

# 72.3%

Of the local population are economically active.

# 6,930

People locally are employed in the manufacturing sector.



# 6.3%



Of the population are employed in the transport and storage industry, higher than national average.



MLM Crayford is in close proximity to a large number of commercial ports and airports catering to the South East and London supply chain and benefits from outstanding transport links to Central London via the A2, A20 and A13.

### Nearby Locations

Dartford Town Centre	2.3 Miles
Dartford River Crossing	4.4 Miles
Woolwich Ferry	9.6 Miles
Blackwall Tunnel	10.6 Miles
Central London	16 Miles

### Air

London City Airport	14.2 Miles
Gatwick Airport	36 Miles
Heathrow Airport	57 Miles

### Town Centre

Crayford Town Centre	0.2 Miles
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### Shopping Centre

Blue water	0.8 Miles
Lakeside	8 Miles

### Road

M25 Junction 1B	2.8 Miles
Dartford Crossing	3.7 Miles

### Ports & Terminals

Tillbury Docks	14.2 Miles
London Gateway	36 Miles
Channel Tunnel	57 Miles
Dover Channel Crossing	63 Miles

### Rail

Crayford Rail Station	0.8 Miles
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[VIEW FLYOVER HERE](#)



FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

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