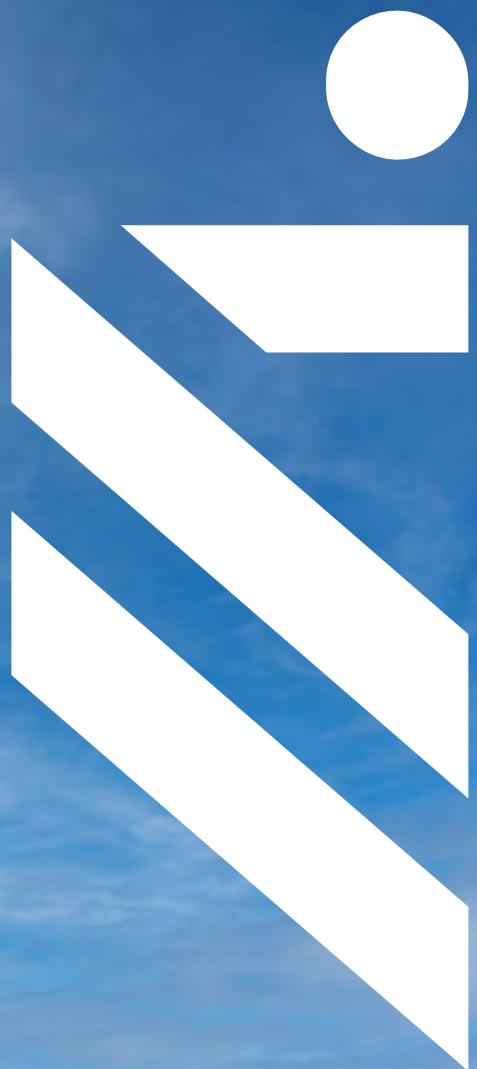


# MLM CRAYFORD

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

READY FOR OCCUPATION JANUARY 2026  
STARTED ON SITE

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



CRAYFORD LOGISTICS PARK  
CRAYFORD CREEK ROAD  
CRAYFORD  
DARTFORD  
DA1 4GR

# IN GOOD COMPANY



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 Outstanding 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>

## 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>

## 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>



14 Dock Level Doors



91 Car Parking Spaces



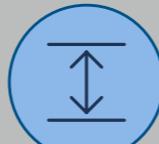
NA Racking - 15,550  
WA Racking - 10,850



50m Yard Depth



1.5 mVA



15m Eaves Height



12 Dock Level Doors



69 Car Parking Spaces



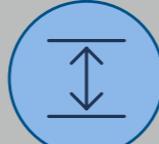
NA Racking - 8,200  
WA Racking - 4,998



50m Yard Depth



1 mVA



12.5m Eaves Height



3 Level Access Doors



20 Car Parking Spaces



NA Racking - 2,050  
WA Racking - 1,500



30m Yard Depth



500 kVA



12.5m Eaves Height

33,765 -  
170,535 SQ FT

\*Indicative site plan





# REDUCING TRANSPORTATION TIMES

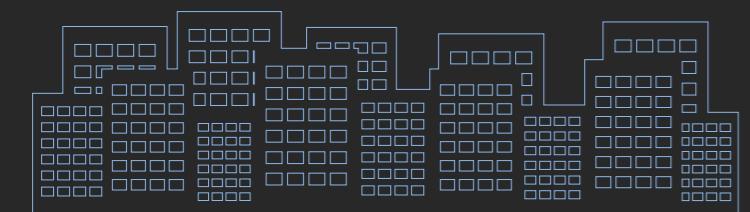


# 284,754

The population of Crayford and the surrounding Bexley Borough.

# 483,000+

People live within a 5 mile radius of site.



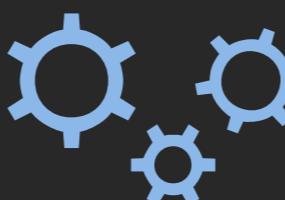
# £££££

# 72.3%

Of the local population are economically active.

# 6,930

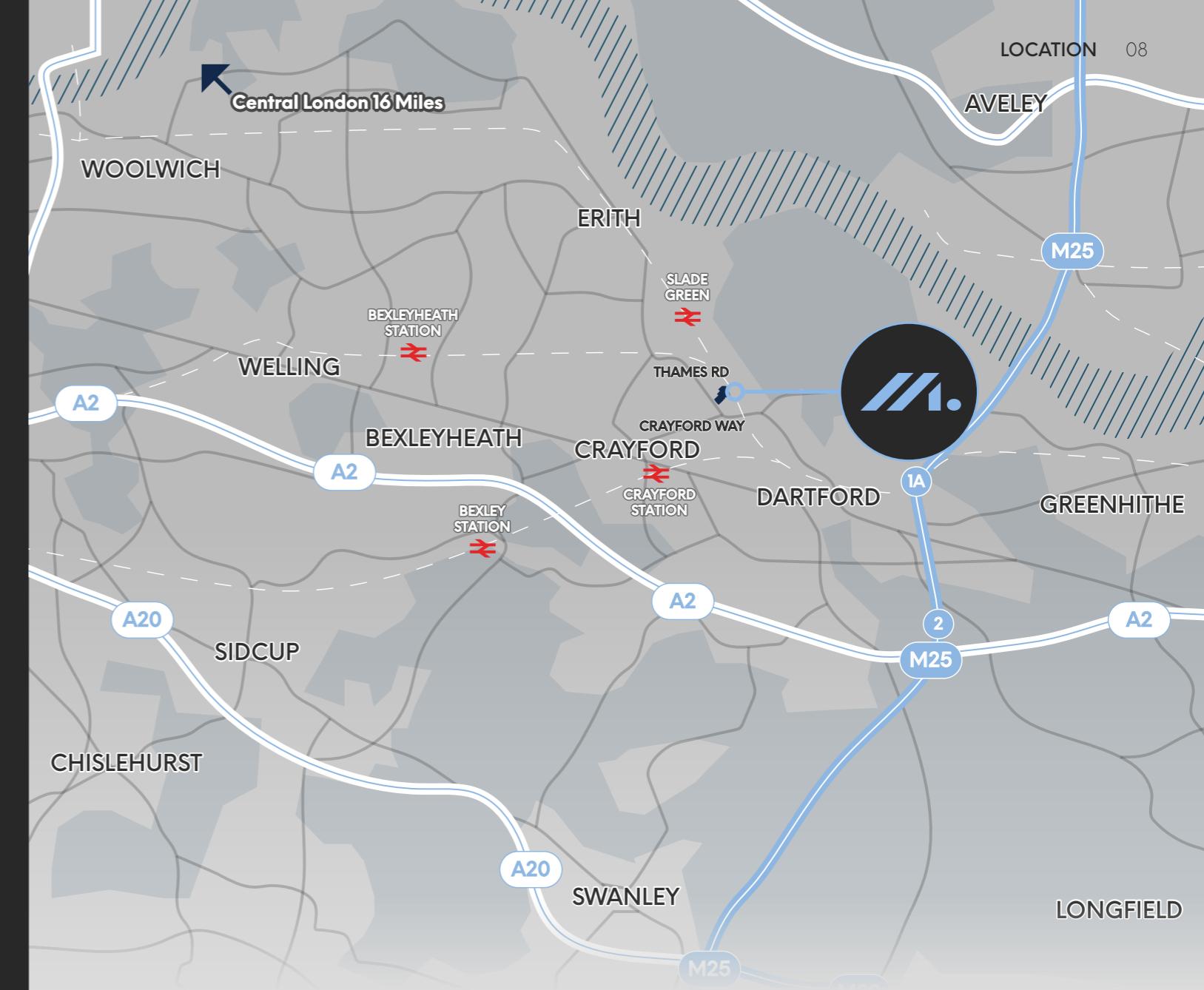
People locally are employed in the manufacturing sector.



# 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

#### Town Centre

Crayford Town Centre	0.2 Miles
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#### Shopping Centre

Bluewater	0.8 Miles
Lakeside	8 Miles

#### Air

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



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