

# QUESTOR 96

Dartford DA1 1JN

**To let**

**7 new industrial/warehouse units**  
5,640 - 31,301 sq ft



Chancerygate

# Strategic locations. Sustainable buildings.

Questor 96 offers London-centric and national occupiers an unrivalled strategic position being situated 1.5 miles from J1B of the M25 Motorway and outside of the ULEZ. Access is off Hawley Road (A225).



Dartford Crossing

J1A

M25

J1B

David Lloyd  
CLUBS

◀ Dartford Town Centre

Bluewater Shopping Centre ▶

PROPER MUSIC

premier

SL  
SOUTH LONDON  
TIMBER

dpd

Hawley Road

◀ 1.5 miles J1B M25



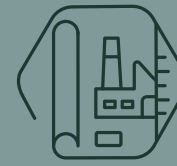
# Open storage area 1.08 acres (47,285 sq ft)

A newly developed concrete surfaced open storage site with secure fencing.

**Available Q1 2027**



Concrete surfacing



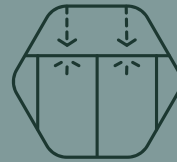
Secure site with 2.4m weldmesh fence



Acoustic fence to front to minimise noise



Easy vehicle access and circulation space



Lighting to top of fence



Electric LV connection available via dedicated kiosk for CCTV



Swing gates



Full stormwater drainage system



## Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	12,303	2,239	<b>14,542</b>
2	16,049	3,014	<b>19,063</b>
3	27,276	4,026	<b>31,301</b>
4	6,900	2,034	<b>8,934</b>
5	5,500	1,625	<b>7,126</b>
6	7,868	2,142	<b>10,010</b>
7	4,801	840	<b>5,640</b>
		<b>Total</b>	<b>96,613</b>

# Units 1 - 3

## 14,542 - 31,301 sq ft

Best in class high profile logistics and industrial units with fully fitted first floor offices, targeting market leading ESG credentials.

**Available Q1 2027**



50kN sq m floor loading



8-10.5m minimum clear internal height



Electric loading doors



18-38m yard depths



Fitted first floor offices



Lift



Private gated yard unit 3



Generous power provision



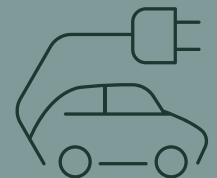
Comfort cooling/heating



Landscaped environment



WCs and shower facilities



EV charging



CGI of unit 1



Previous Chancerygate development



Previous Chancerygate development

# Units 4 - 7

## 5,640 - 26,070 sq ft\*

Best in class high profile logistics and industrial units with fully fitted first floor offices, targeting market leading ESG credentials.

**Available Q1 2027**



37.5kN sq m floor loading



6-8.5m minimum clear internal height



Electric loading doors



15-37m yard depths



Fitted first floor offices



12 year collateral warranty available



Private gated yard unit 7



Ability to combine units



Comfort cooling/heating



Landscaped environment



WCs and shower facilities



Solar power

\*26,070 sq ft (units 4-6) combined



CGI of unit 7



Previous Chancerygate development



CGIs of units 4-6



**Sustainable approach.**  
**Positive impact.**

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

**Green initiatives at Questor 96 include:**

- Solar PV panels on all units\*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- External wellbeing areas
- Cycle shelters

\*Potential savings of up to £0.32 per sq ft per annum through use of PV's based on using current energy prices as of April 2026 and assuming 100% PV generation is used.



Targeting  
BREEAM 'Very Good'



Targeting  
EPC A rating

# Right spaces. Right places.

## Questor 96, Dartford DA1 1JN



Road	Distance (miles)	Airport	Distance (miles)
M25 (J1B)	1.5	Gatwick	20
M25 (J2) / A2	2.7	Heathrow	43
M20 (J1)	5.8	Stansted	39
Town		Rail	
Dartford City Centre	1.7	Dartford	1.8
Swanley	4.5	Crayford	2.6
London	18	Swanley	4.5

[questordartford.co.uk](http://questordartford.co.uk)

Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. April 2026 | 251914.04/26

## Chancerygate

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