

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

SL
SOUTH LONDON TIMBER

premier

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.

The IOS plot can be combined with one or all three of the units in the terrace (Units 4-6).

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	14,542
2	16,049	3,014	19,063
3	27,276	4,026	31,301
4	6,900	2,034	8,934
5	5,500	1,625	7,126
6	7,868	2,142	10,010
7	4,801	840	5,640
Total			96,613

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



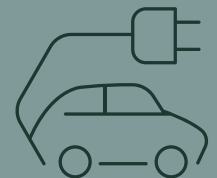
Comfort cooling/
heating



Landscaped
environment



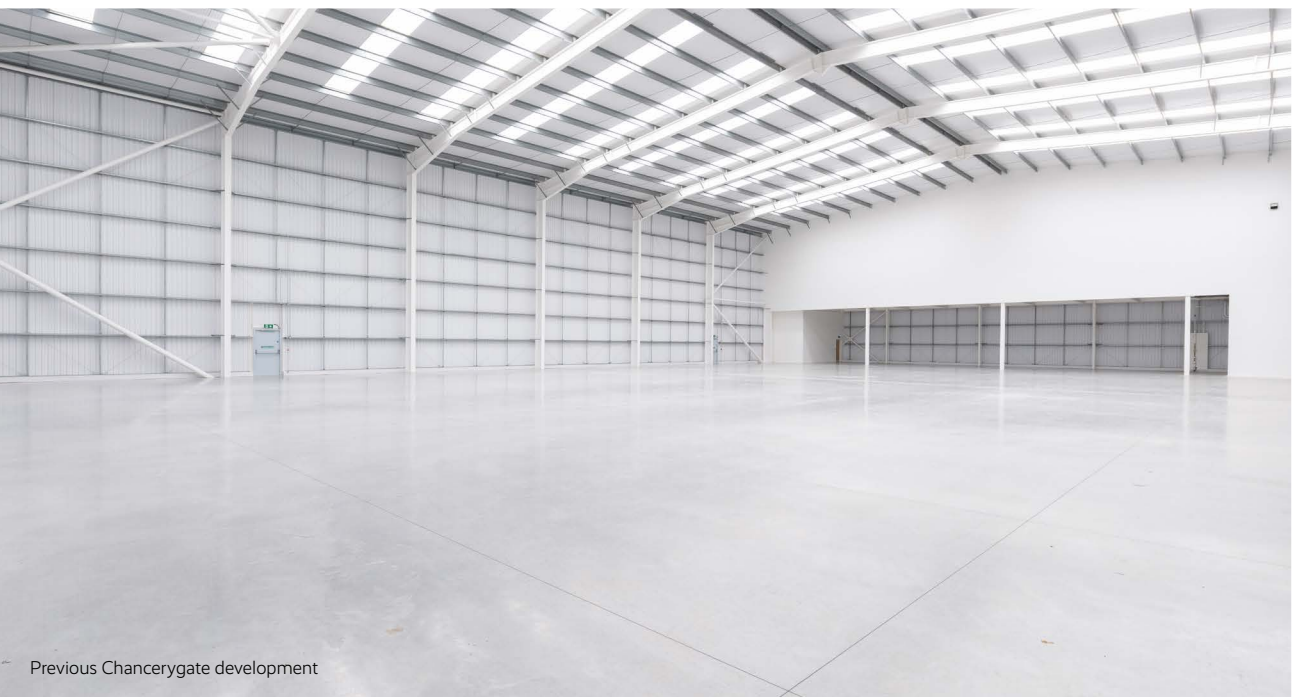
WCs and
shower facilities



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

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. June 2026 | 251914.06/26

Chancerygate

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