

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



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 Outstanding and EPC A.



BREEAM
Outstanding



EPC
Target A



Photovoltaic
Panels



Carbon Neutral -
Whole Life Cycle



EV
Charging



Energy Efficient
LED Lighting



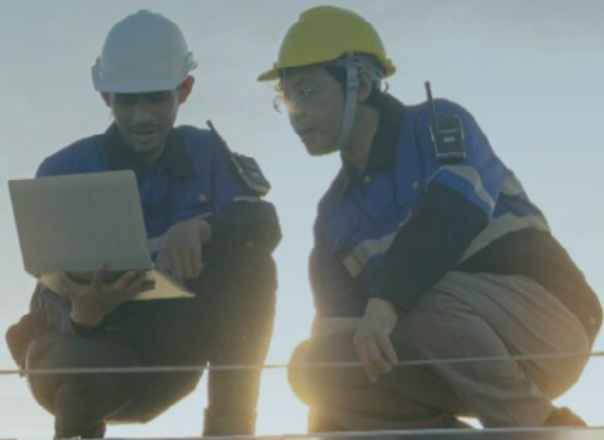
Bike
Storage



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
Total	170,535

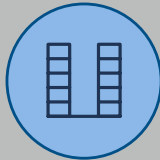
*GEA



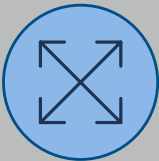
14 Dock
Level Doors



91 Car Parking
Spaces



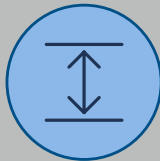
NA Racking - 15,550
WA Racking - 10,850



50m
Yard Depth



1.5 mVa



15m
Eaves Height

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
Total	114,945

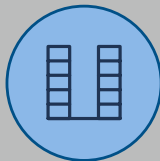
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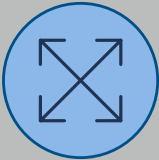
12 Dock
Level Doors



69 Car Parking
Spaces



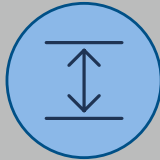
NA Racking - 8,200
WA Racking - 4,998



50m
Yard Depth



1 mVa



12.5m
Eaves Height

Unit Three

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

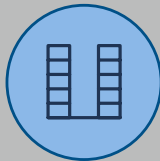
*GEA



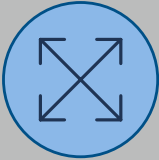
3 Level
Access Doors



20 Car Parking
Spaces



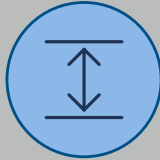
NA Racking - 2,050
WA Racking - 1,500



30m
Yard Depth



500 kVa



12.5m
Eaves Height

33,765 - 170,535 SQ FT

*Indicative site plan





REDUCING TRANSPORTATION TIMES

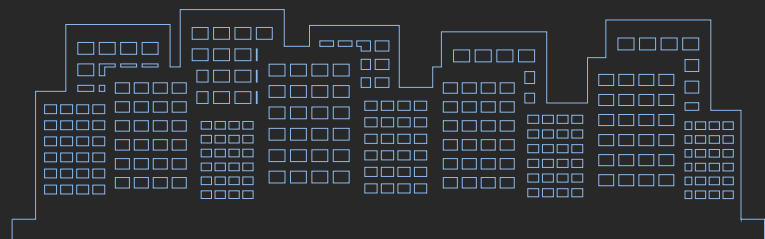


284,754

The population of Crayford and the surrounding Bexley Borough.

483,000+

People live within a 5 mile radius of site.



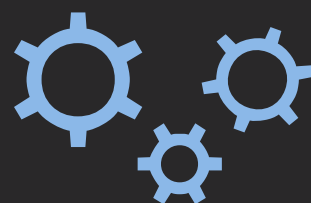
££££££

72.3%

Of the local population are economically active.

6,930

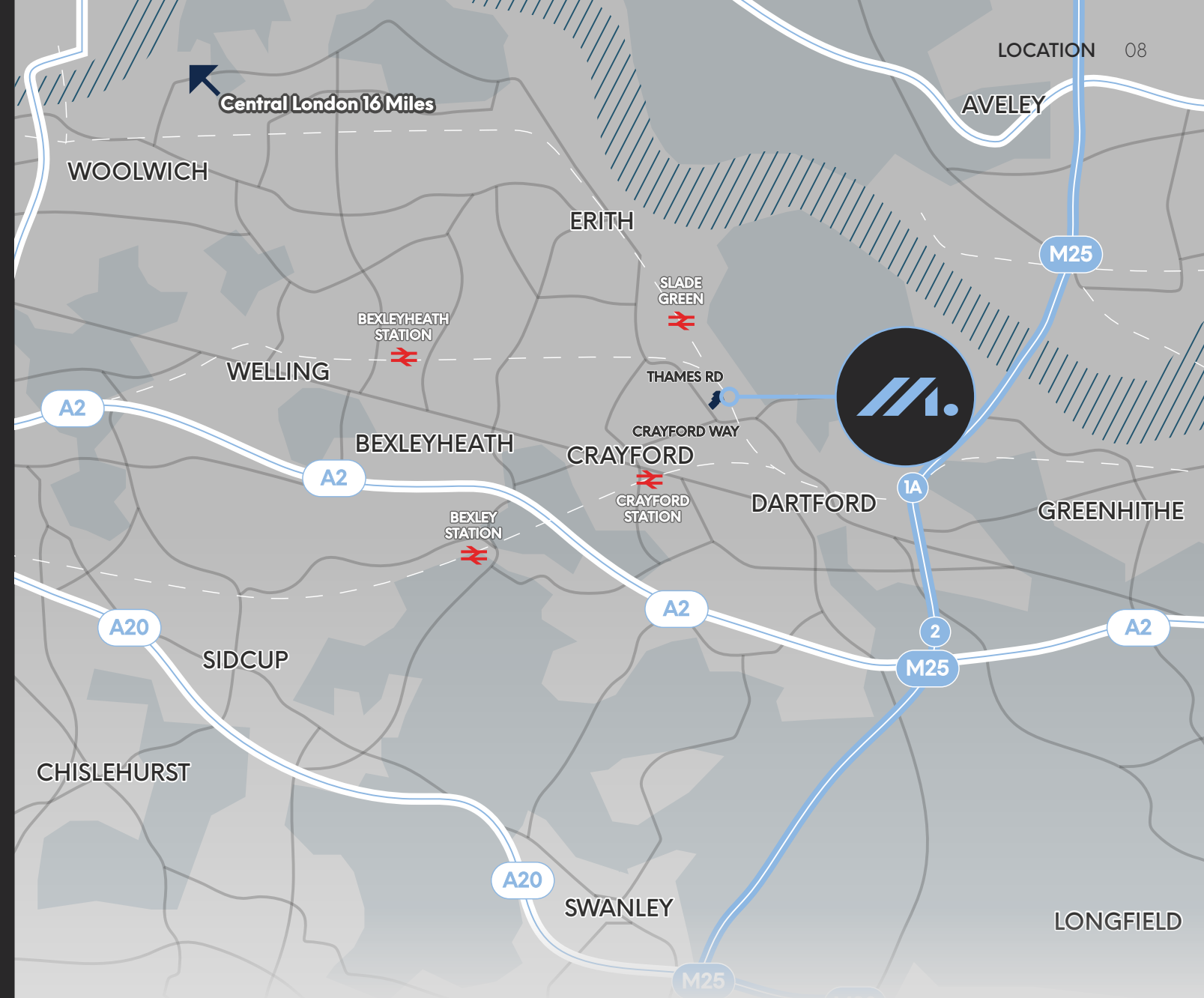
People locally are employed in the manufacturing sector.



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

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

Bluewater	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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