

► Land Securities continued...

Furthermore, bespoke offices can be created to meet a company's needs, offering first rate accommodation whatever the type of business. The commercial centre will be crucial for new businesses looking to set up in the area, and Land Securities will begin marketing the commercial elements of Ebbsfleet Valley later this year.

The catalyst for transforming the area into a new business destination is the opening of Ebbsfleet International station in November last year, marking the area as a gateway to Europe. Brussels is just 1 hour 41 minutes away, Paris 2 hours 5 minutes, and Lille 1 hour 10 minutes away. A cross channel commute, European city break or even continental meeting are now within touching distance.

New high-speed domestic trains will be run from late 2009, meaning easy access to London in only 17 minutes. Further transport improvements have been made with the introduction of Fastrack, the

new Bus Rapid Transit system linking the centres of Dartford and Gravesend with Ebbsfleet Valley and Bluewater.

The scale of the development is also encouraging to businesses. With 10,000 homes planned in Ebbsfleet Valley, people will be able to live and work in the same area – maximising opportunities for staff retention and encouraging the ethos of sustainable communities. The area will also offer a quality of life, with sustainable nature, first rate housing, excellent transport and low-impact commuting times – in fact it is easy to see how attractive a proposition it is for the business economy.

A vibrant new community will be created. Ebbsfleet Valley will provide five new primary schools, one new secondary school, health facilities, religious buildings, allotments and over 400 acres of new parks, lakes and open space, which is nearly 40% of the entire land area.

