

TO LET - NOW

TO LET

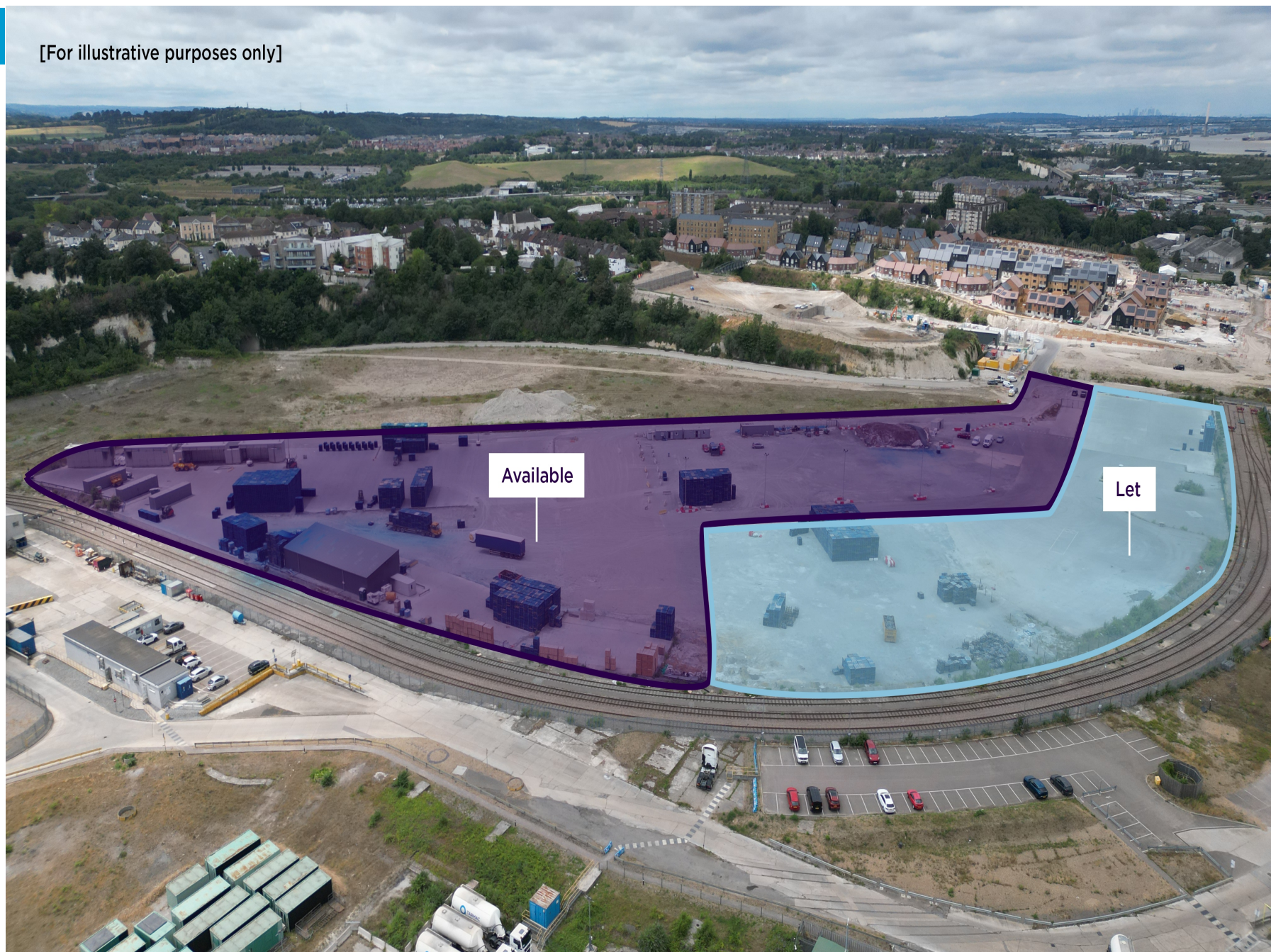
7-ACRE CLASS 1
IOS SITE,
NORTHFLEET,
GRAVESEND,
KENT
DA11 9AN

2 - 7 Acres
0.81 - 2.83 Hectares

- Class 1 IOS - available now
- 5 acres of concrete hardstanding
- M25 J11b/2 & Dartford Crossing Nearby
- Unrestricted 24/7 hours of operation

carterjonas.co.uk/commercial

[For illustrative purposes only]



Carter Jonas

LOCATION

Situated in the heart of Northfleet's industrial corridor, the site is situated amongst key logistics operations such as Lidl's Northfleet Distribution Centre and Amazon VEPD. This area is strategically located off the A226, offering excellent connectivity to the A2, M25, and Dartford Crossing. The site supports a mix of industrial uses, from pallet storage and distribution to construction materials supply, including aggregates, asphalt, and ready-mix concrete. The location is ideal for businesses requiring robust transport links such as the local road network, and rail network via local stations like Ebbsfleet International railway station providing a frequent service to St Pancras International taking approximately 18 minutes.

DESCRIPTION

This 7-acre Industrial Outdoor Storage site in Northfleet represents one of the most significant IOS opportunities currently available in the South East - a genuinely rare combination of scale, surface quality and connectivity, just 25 miles from Central London.

The site offers 5 acres of concrete hardstanding, with an additional 2 acres of hardcore/tarmac surfacing. Water is connected throughout, and palisade fencing can be installed to fully secure the site.

Situated within Northfleet's established industrial corridor, the site forms part of a wider 12-acre scheme and neighbours major logistics operations including Lidl's Regional Distribution Centre and Amazon - lending strong locational credibility for occupiers requiring a recognised and operational address.

The A226 provides immediate access to the A2 and M25 (Junction 1b/2), with

Dartford Crossing reachable in under 10 minutes - placing the site at the heart of the Kent, Essex and East London logistics triangle. For staff connectivity, Ebbsfleet International station is just 0.7 miles away, offering High Speed 1 services into London St Pancras in approximately 18 minutes.

The site is suitable for a wide range of Class 1 IOS uses including pallet storage, distribution, construction materials, plant and machinery, and HGV parking. Available now - terms by negotiation.

ACCOMMODATION

Name	Size
Total	2 - 7 Acres (0.81 - 2.83 Hectares)

TERMS

A new lease is available direct from the landlord on terms to be agreed.

RENT

On application.

EPC

No EPC is required.

LEGAL COSTS

Each party to bear their own costs.

VAT

Exclusive of VAT.

VIEWING

Strictly by appointment with agents.



CONTACT

Tyler Smith MRICS
07799 348 165
Tyler.Smith@carterjonas.co.uk

James Butcher MRICS
07890 300 100
James.Butcher@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. May 2026



Carter Jonas