

[For illustrative purposes only]

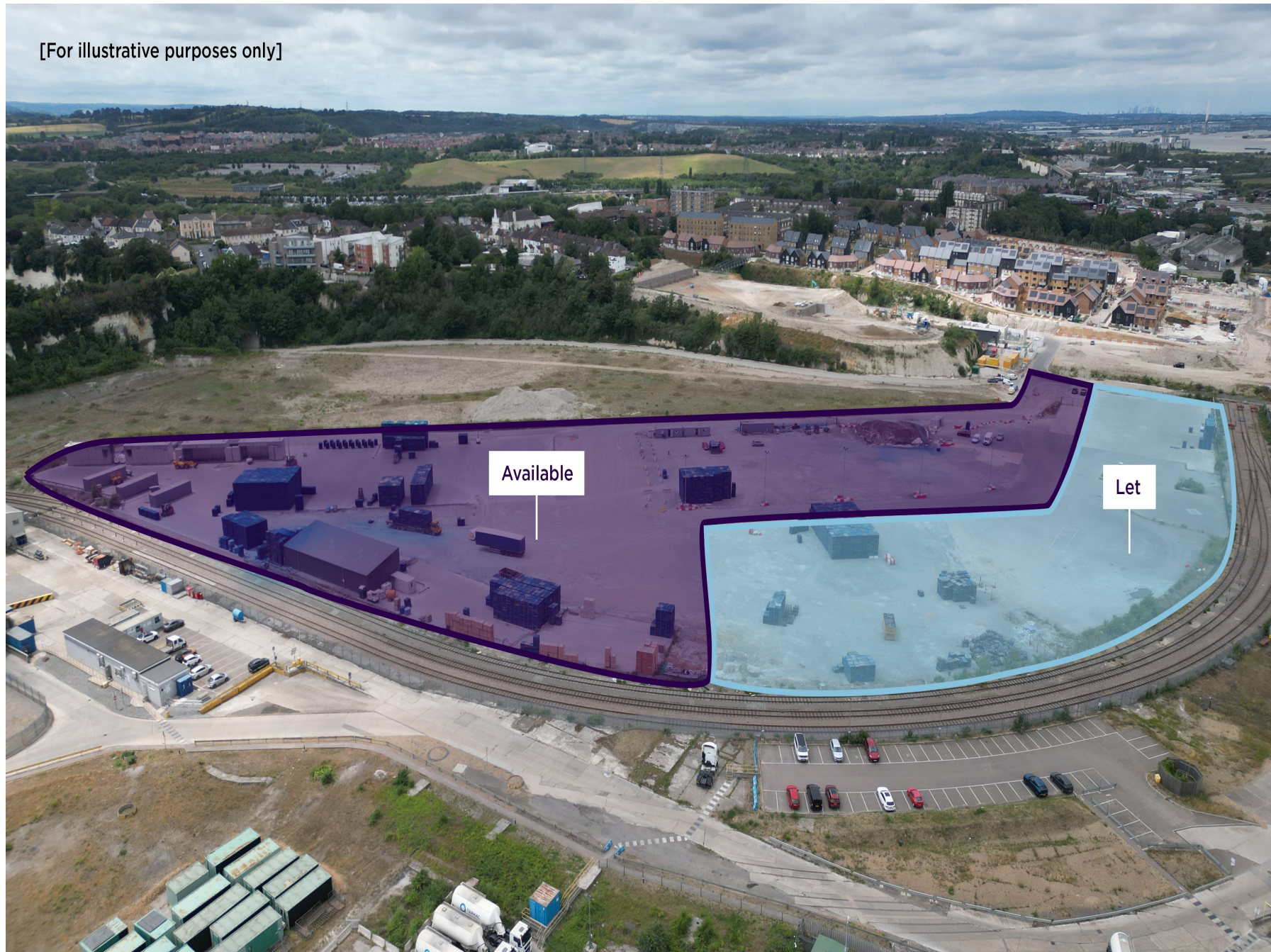
TO LET

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

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

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

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

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