

# TO LET

NORTHFLEET, GRAVESEND,  
KENT  
DA11 9AN

**3** acres  
**1.21** hectares

- 3 acres of class 1 IOS
- Water and drainage
- Predominately concrete surfaced
- Unrestricted 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 Northfleet Industrial Outdoor Storage (IOS) site presents an unrivalled opportunity to lease a 3 acre site of genuine scale 25 miles from central London. Offering a mixture of concrete and hardcore surfacing, this site is suitable for a range of occupiers looking to set up a new hub, or to use for overflow space in northwest Kent.

### Key Property Features:

- 3 acres of Class 1 IOS space
- Water and drainage throughout the site
- The only site of genuine scale available in the local market
- Versatile site suitable to a range of users
- Strategic location with a robust road network
- Option to secure the site with palisade fencing

## TERMS

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

## RENT/PRICE

On application.

## ACCOMMODATION

3 acres of Class 1 IOS, with the potential to take more space.

## EPC

No EPC is required.

## LEGAL COSTS

Each party to bear their own costs.

## VAT

Exclusive of VAT.

## VIEWING

Strictly by appointment with agents.

## IMPORTANT INFORMATION

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