

[For illustrative purposes only]

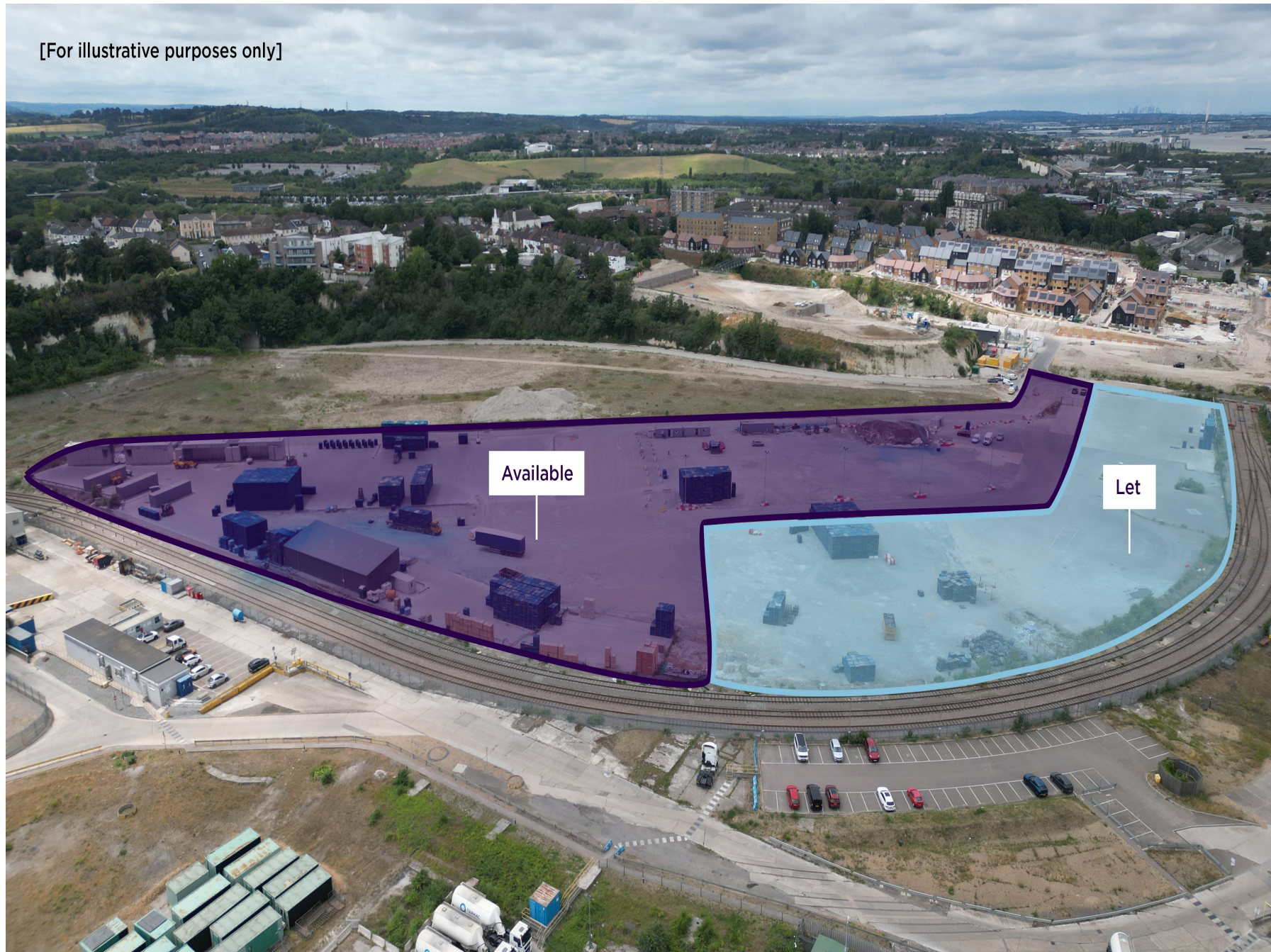
# TO LET

NORTHFLEET,  
GRAVESEND,  
KENT  
DA11 9AN

**8 Acres**  
**3.24 Hectares**

- 9 acres of class 1 IOS
- Water and drainage
- Predominately concrete surfaced
- Unrestricted hours of operation

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**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 VEPA. 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 9-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:

- 9 acres of Class 1 IOS space with the option of taking more
- 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

## ACCOMMODATION

9 acres of Class 1 IOS with the option to take more space.

**Name**            **Size**  
**Total**           **8 Acres (3.24 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](https://www.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