

Orbital 49

To Let . 49,342 sq ft.

Distribution Warehouse.

Available Now

Littlebrook . Dartford . DA1 5UR

www.orbital49.co.uk



www.gameface.expose

Delivering high performance
from day one.

Orbital 49 is a high-specification 49,342 sq ft distribution warehouse located in Dartford's established Littlebrook industrial area. Designed for maximum efficiency and flexibility, the facility is ideally positioned for fast urban access to London and the wider South East logistics network.

With generous loading space, premium office accommodation, and sustainability built into every detail, Orbital 49 offers a ready-to-move-in solution for occupiers seeking scale, speed, and performance.

Orbital 49

Dartford



Located
on J1A M25

49,342 Sq Ft
of prime logistics
space

Fast
urban access

Over 4.7m
households
within 30 miles

Low cost
conversion to
chill store use

M25 North to
Watford & Stansted

M25 South to
M20 & Gatwick

Orbital 49

Queen Elizabeth II Bridge
(Dartford Crossing)

Amazon

Wincanton

In Good Company

DHL Depot

Yodel

British Gas Academy

Furniture Village

Davies Turner & Co

ASDA Distribution Centre

Pentagon Freight Services

Tesla Centre

John Lewis

Albion Fine Foods

CEVA Logistics

Europa

In Good Company

GXO Logistics

Sainsbury's Distribution

Centre

Wincanton

Amazon

Europa Worldwide

Leathams

Palfinger

Mercedes Benz

Nissan

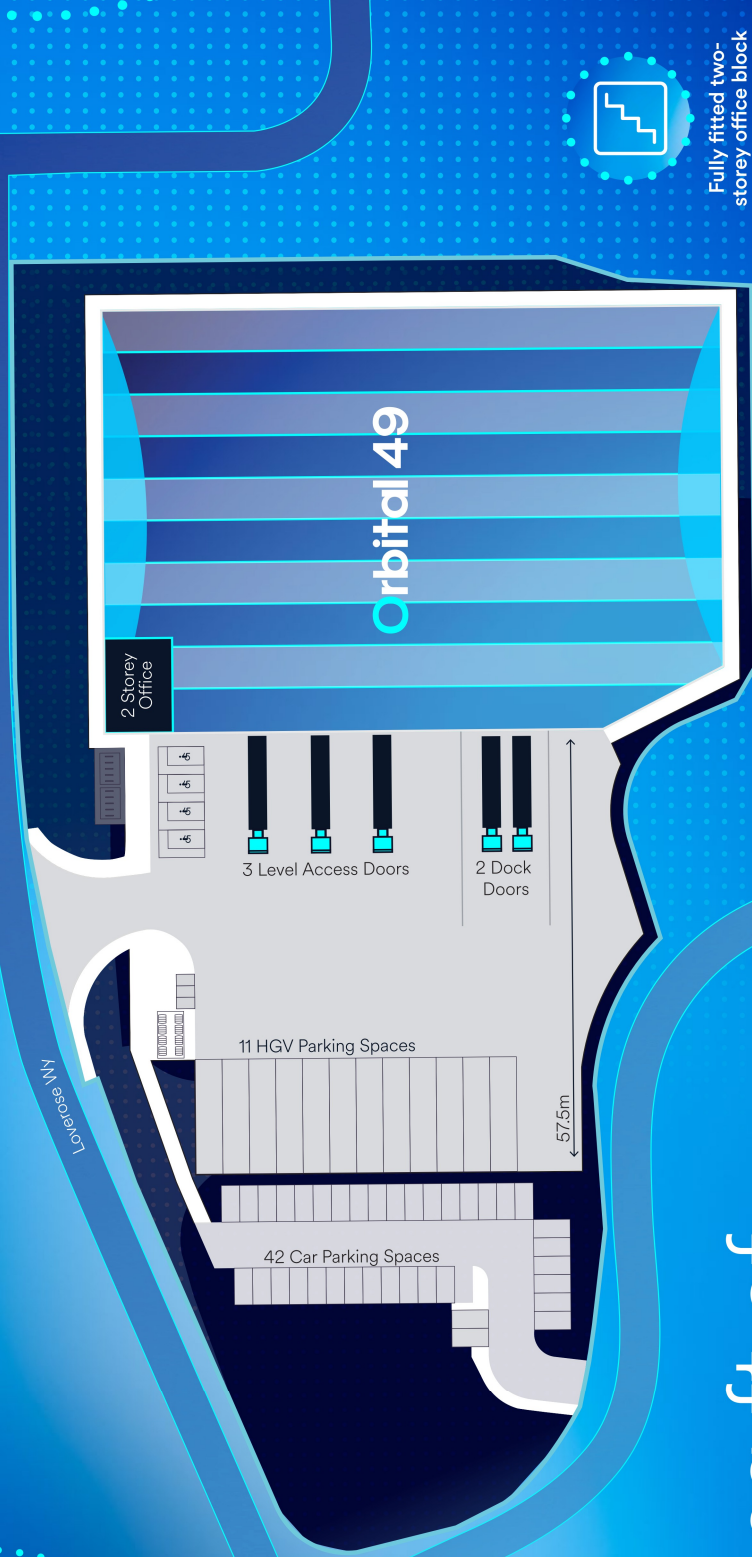
Sainsbury's

Albion Road

49,342 sq ft of Prime Logistics Space.

A modern, high-quality warehouse offering flexible storage and distribution space with excellent access to key transport links. Built for performance and efficiency, the property will be ready for immediate occupation following a light-touch refurbishment.

Orbital 49	Sq. Ft
GF Office & Warehouse	47,555
FF Office & Plant Room	1,787
Total (GEA)	49,342



Up to 300 KwA
with the ability
to increase



50kN/sq m
floor loading



42 car parking and
11 HGV parking
spaces



Fully fitted two-
storey office block



57.5m secure yard
depth



Flexible use, chill
store conversion
potential



10m clear
internal height



3 level access
loading doors



2 dock
loading doors

Built for Efficiency and Responsibility.

Orbital 49 is designed to meet modern environmental standards, ensuring lower operational costs and improved sustainability performance. The building includes a range of environmentally conscious features as standard.



15% rooftop
provision for enhanced
natural lighting



Rainwater
harvesting
systems



Solar thermal
hot water
generation



Planet Mark certification
for ongoing sustainability
performance



Orbital 49

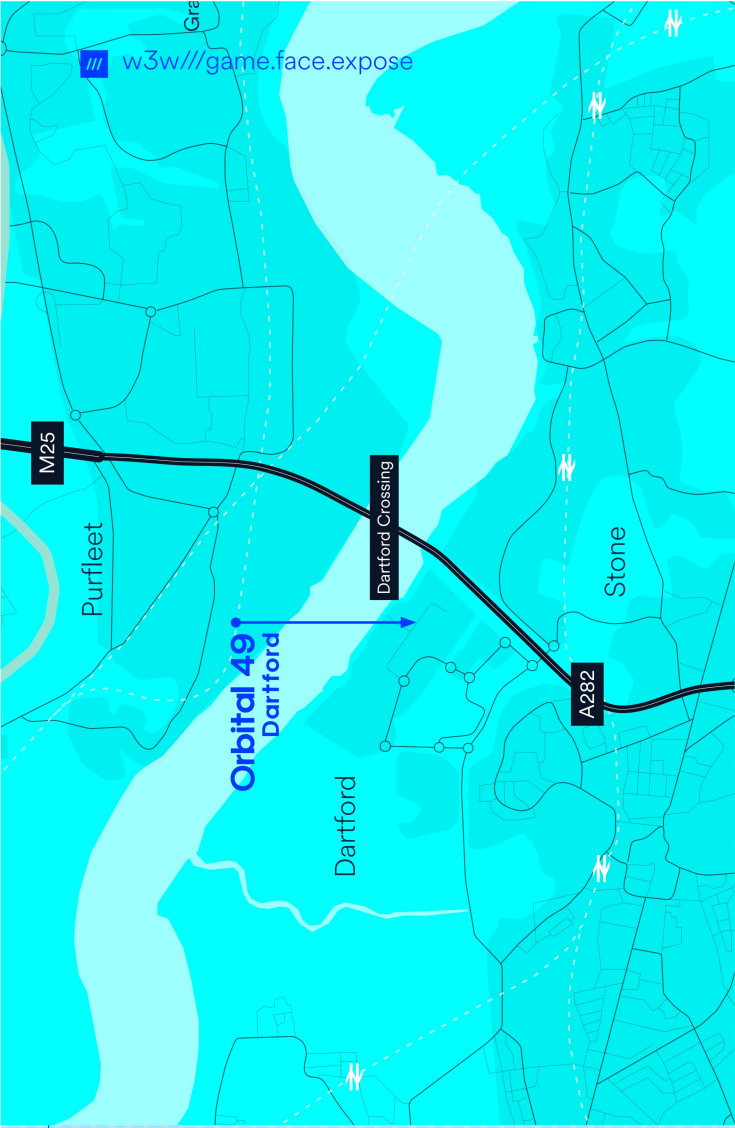
Strategically Located for London and the South East.

Situated off Junction 1A of the M25, Orbital 49 offers unrivalled connectivity to London, the ports, and the UK motorway network. The location benefits from immediate access to the A2, A20, and A13, providing seamless routes to Central London and key ports such as Tilbury, London Gateway, and Dover.

The nearby Fastrack bus route links directly to Dartford town centre, Bluewater, Greenhithe, and Ebbsfleet International just 18 minutes from London St Pancras.

Orbital 49 also sits adjacent to The Bridge, a dynamic mixed-use regeneration area with new homes, retail, and education facilities, contributing to a thriving local workforce and community.

Location	Miles	122,000+ Population	90% Economically Active	£38,400 Full-Time Median Annual Salary	£739 Full-Time Median Weekly Wage
Dartford Station	3.5 miles				
Ebbsfleet Int. Railway Station	7.2 miles				
Port of Tilbury	12 miles				
London Gateway Port	15 miles				
London City Airport	18 miles				
Central London	26 miles				
Dover	56 miles				
Felixstowe Docks	78 miles				
Southampton Docks	105 miles				



EPC: A-12

Rent: Upon application.

Costs: Each party to bear their own legal costs in this transaction.

Terms: The unit is available by way of new FR&I lease on terms to be agreed.



For further information or to arrange a viewing,
please contact the joint agents below:



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