

# ORBITAL EAST

TO LET 121,029 SQ FT  
LOW SITE DENSITY 31%

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EXTENSIVELY REFURBISHED

ORBITAL  
EAST

DECENT.BLAST.LEGEND  
ORBITAL EAST | SANDPIT RD  
DARTFORD | DA1 5BU

 **JLL DTRE**

# Form. Function. Fulfilment.

Orbital East offers a fully refurbished, modern, well specified and low site density warehouse unit in a prime last mile logistics location.

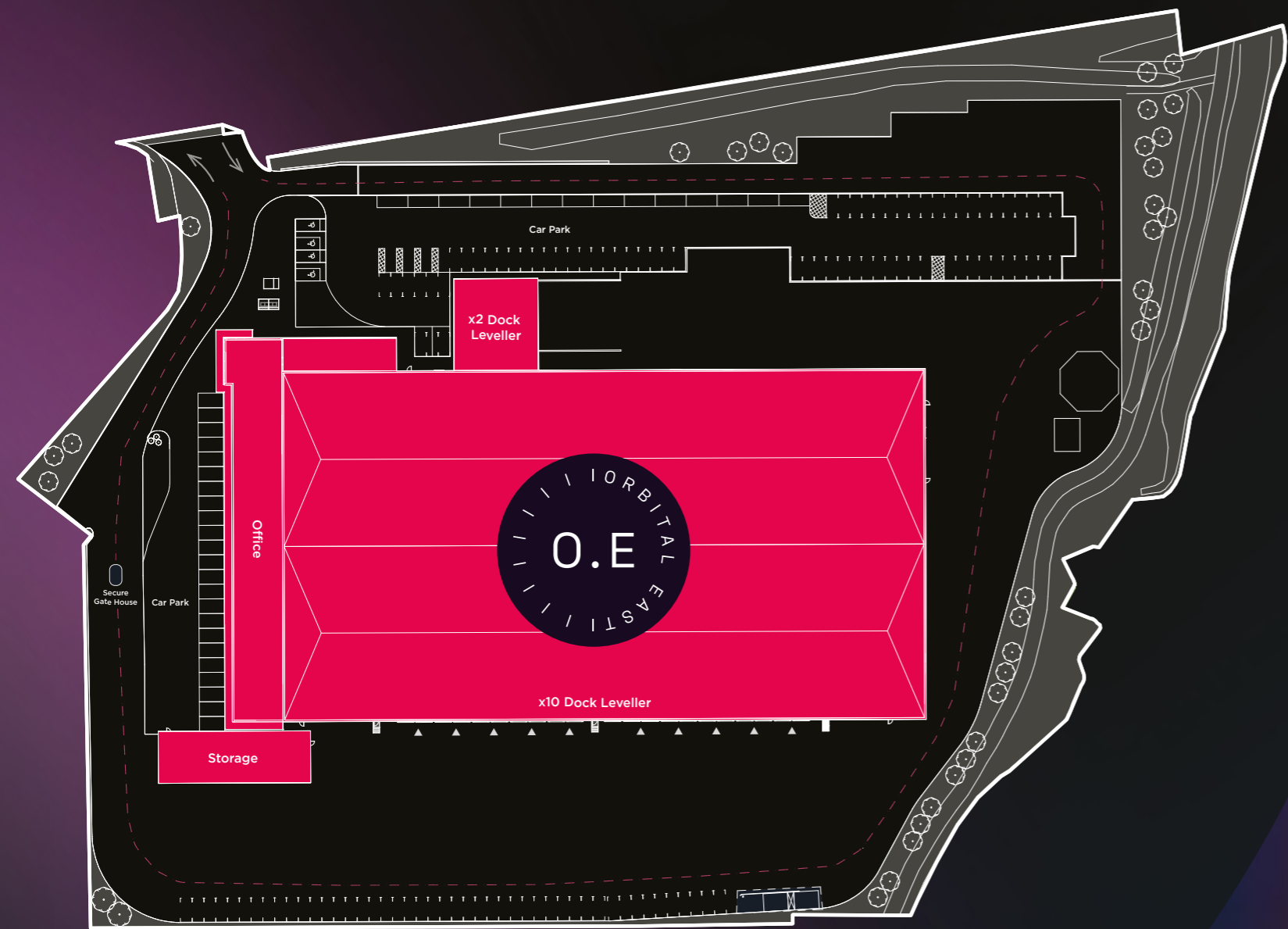
The property offers flexible fit-out opportunities – representing a unique and rarely available product catering to a wide variety of occupiers. Its high quality specification and proximity to a large consumer base and market leading transportation networks make it the ideal addition to any national, international or regional occupier logistics network.



# Orbit. Operate. Outperform.

ACCOMODATION	FLOOR	SQ FT	SQ M
Warehouse	Ground	100,373	9,325.0
Office	Ground	8,846	821.8
Office	First	8,503	790.0
Vehicle Maintenance Unit	Ground	3,135	291.2
Gatehouse	Ground	172	16.0
TOTAL		121,029	11,244

APPROXIMATE GROSS EXTERNAL AREAS



31% Site Density



10 EV Charging Points



13m Eaves



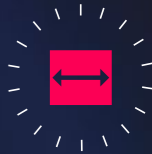
360° Circulation



2 Ground Level Loading Doors



Up To 30m Yard Depth



12 Dock Level Doors



Gatehouse and Store



Sprinklers Installed



Secure Contained Yard



Over 200 Car Parking Spaces



Power Supply (1,000 kVA)\*



2 Floors of Offices with Lift Access



\*Potential to upgrade to 6MVA



M25 (J30)  
10 Mins / 5.3 Miles



LONDON  
40 Mins / 17 Miles



A282 (J1A)  
4 Mins / 2.1 Miles



IKEA



Sainsbury's

YODEL



Mercedes-Benz



M25

A13

LONDON ORBITAL  
RING ROAD



Queen Elizabeth Bridge

LONDON ORBITAL  
RING ROAD

A206



Bob Dunn Way

A2026

Burnham Rd



M25 (J2)  
10 Min / 5.6 Miles

# Orbital Access. Global Reach.

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# Linked Location.

The property occupies a prime strategic location 2 miles from the Dartford Crossing, immediately off the A206 / University Way which provides direct dual carriageway access. The proposed Lower Thames Crossing (target opening 2027) will create a new link between the A2 and the M25, providing an estimated 90% additional road capacity north of the River Thames. Nearby occupiers include Amazon, Wincanton, Ikea and Europa Logistics.



CAR	DISTANCE	TIME
J1A/M25	2.1 miles	4 mins
Dartford Crossing	2.1 miles	4 mins
A2	4.0 miles	6 mins
M25/J15	4.5 miles	9 mins
M20/J1	7.3 miles	10 mins
Central London	17.1 miles	40 mins

PORT	DISTANCE	TIME
Ebbsfleet International	7.3 miles	17 mins
Port of Tilbury	13.2 miles	21 mins
London Gateway	16.3 miles	30 mins
Port of Dover	62.2 miles	1h 4 mins

AIRPORT	DISTANCE	TIME
London City	15.3 miles	30 mins
London Gatwick	35.7 miles	36 mins
London Stansted	38.9 miles	41 mins
London Heathrow	56.6 miles	56 mins

TRAIN	DISTANCE	TIME
Dartford Station	1.5 miles	5 mins

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# Environmental, Social & Governance

Orbital East sets a new benchmark in contemporary industrial design, offering naturally well-lit high-bay warehouse spaces that blend functionality with sustainability. Designed to optimise efficiency and reduce operational costs.



# Local Insights

Dartford benefits from a dynamic and economically active population, making it an ideal location for businesses seeking a skilled and reliable workforce. With 72.8% of the local population economically active, and a workforce significantly geared toward transport and logistics, the area is primed to support high-performing occupiers. In fact, 9.8% of local employment is in the transportation and storage sectors—more than double the regional average for the South-East—highlighting Dartford’s role as a logistics powerhouse.

Recognised as one of the UK’s top Employment Growth Areas (ranked 3rd nationwide for projected growth from 2015 to 2030), Dartford continues to attract investment and talent. Its proximity to London, combined with excellent transport infrastructure, ensures access to a broad labour pool, while ongoing infrastructure developments—like the Lower Thames Crossing—are set to further enhance connectivity and growth potential.



63%

of local population is employment aged



17 Miles

to Central London



4.1 Million

households 1 hour from Dartford



13%

of local employment in transportation and storage



£40 Billion

Boost to UK economy from Lower Thames Crossing



15 Miles

to Lower Thames Crossing (c.2036)





Business Rates

The property has a Rateable Value of £1,400,000.

Terms

The property is available on a new FRI lease for a term and rent to be agreed.

EPC

The Property has an EPC Rating of B. Copy available upon request.

DTRE



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