

# Orbital 48

To Let . 47,888 sq ft.

Distribution Warehouse.

Under Refurbishment.

Available Q2 2026.

Littlebrook . Dartford . DA1 5UR

Delivering high performance  
from day one.

Orbital 48 is a high-specification 47,888 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 48 offers a ready-to-move-in solution for occupiers seeking scale, speed, and performance.

# Orbital 48

Dartford



Located on J1A M25

47,888 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 & Stanstead

M25 South to M20 & Gatwick

Queen Elizabeth II Bridge (Dartford Crossing)

# Orbital 48

Amazon

Wincanton

Europa

## 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

## In Good Company

- GXO Logistics
- Sainsbury's Distribution Centre
- Wincanton
- Amazon
- Europa Worldwide
- Leatham's
- Palfinger
- Mercedes Benz
- Nissan

Albion Road

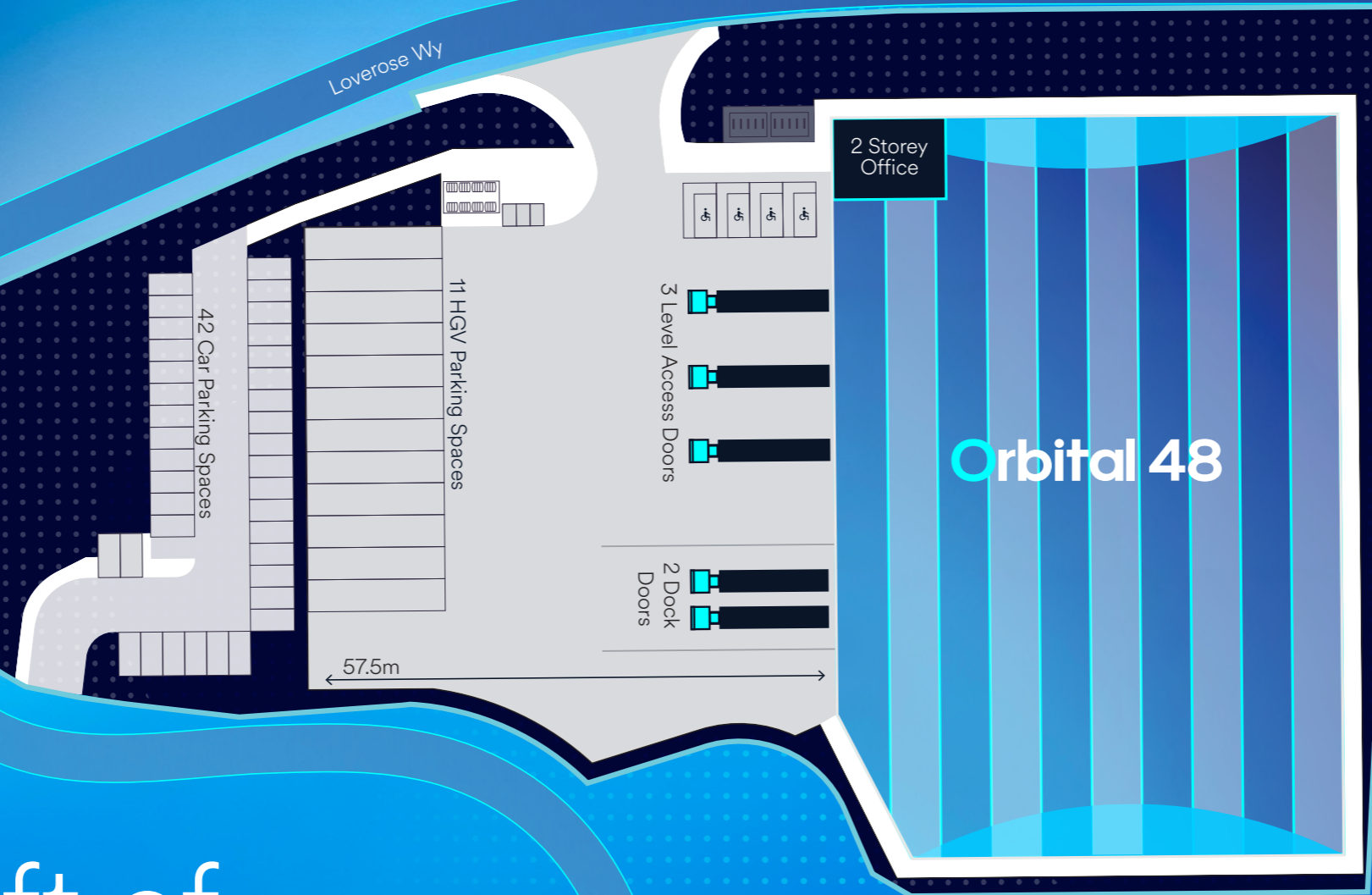
Sainsbury's

# 47,888 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.

<b>Orbital 48</b>	Sq M	Sq Ft
Warehouse	4,328	46,586
Offices	121	1,302
<b>Total</b>	<b>4,449</b>	<b>47,888</b>

\* to be confirmed following the completion of refurbishment works



- Fully fitted two-storey office block
- Up to 300 KVA with the ability to increase
- 10m clear internal height
- 57.5m secure yard depth
- 50kN/sq m floor loading
- 2 dock loading doors
- 3 level access loading doors
- Flexible use, chill store conversion potential
- 42 car parking and 11 HGV parking spaces

# Built for Efficiency and Responsibility.

Orbital 48 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% rooflight provision for enhanced natural lighting



Rainwater harvesting systems



Solar thermal hot water generation



Planet mark certification for ongoing sustainability performance



**Orbital 48**  
Dartford

# Strategically Located for London and the South East.

Situated off Junction 1A of the M25, Orbital 48 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 48 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
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

**122,000+**

Population

**90%**

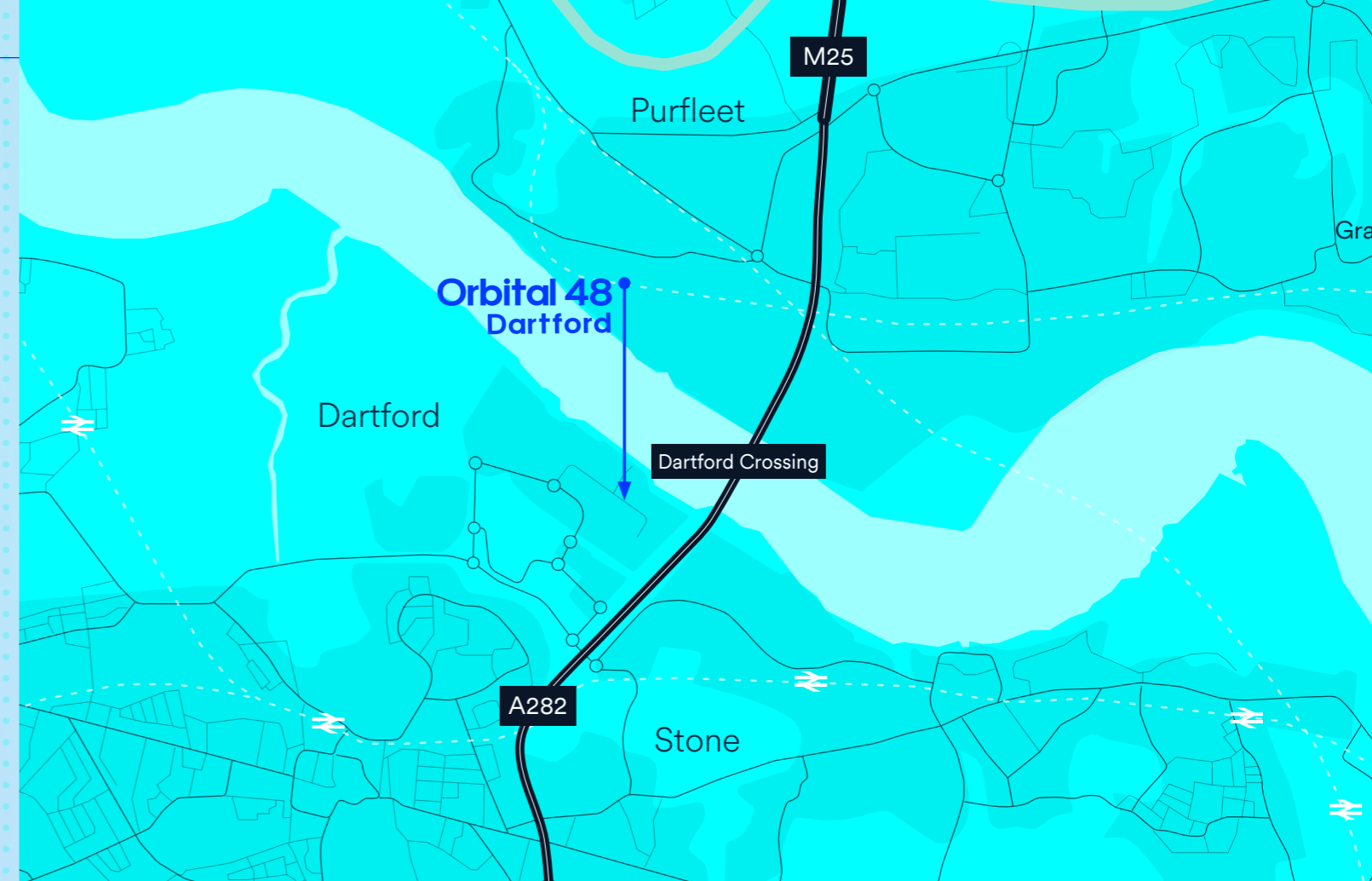
Economically Active

**£38,400**

Full-Time Median Annual Salary

**£739**

Full-Time Median Weekly Wage



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**EPC:** A-12

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**Rent:** Upon application.

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

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

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# Orbital 48

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

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