

TO LET 168,249 SQ FT (15,630 SQ M)

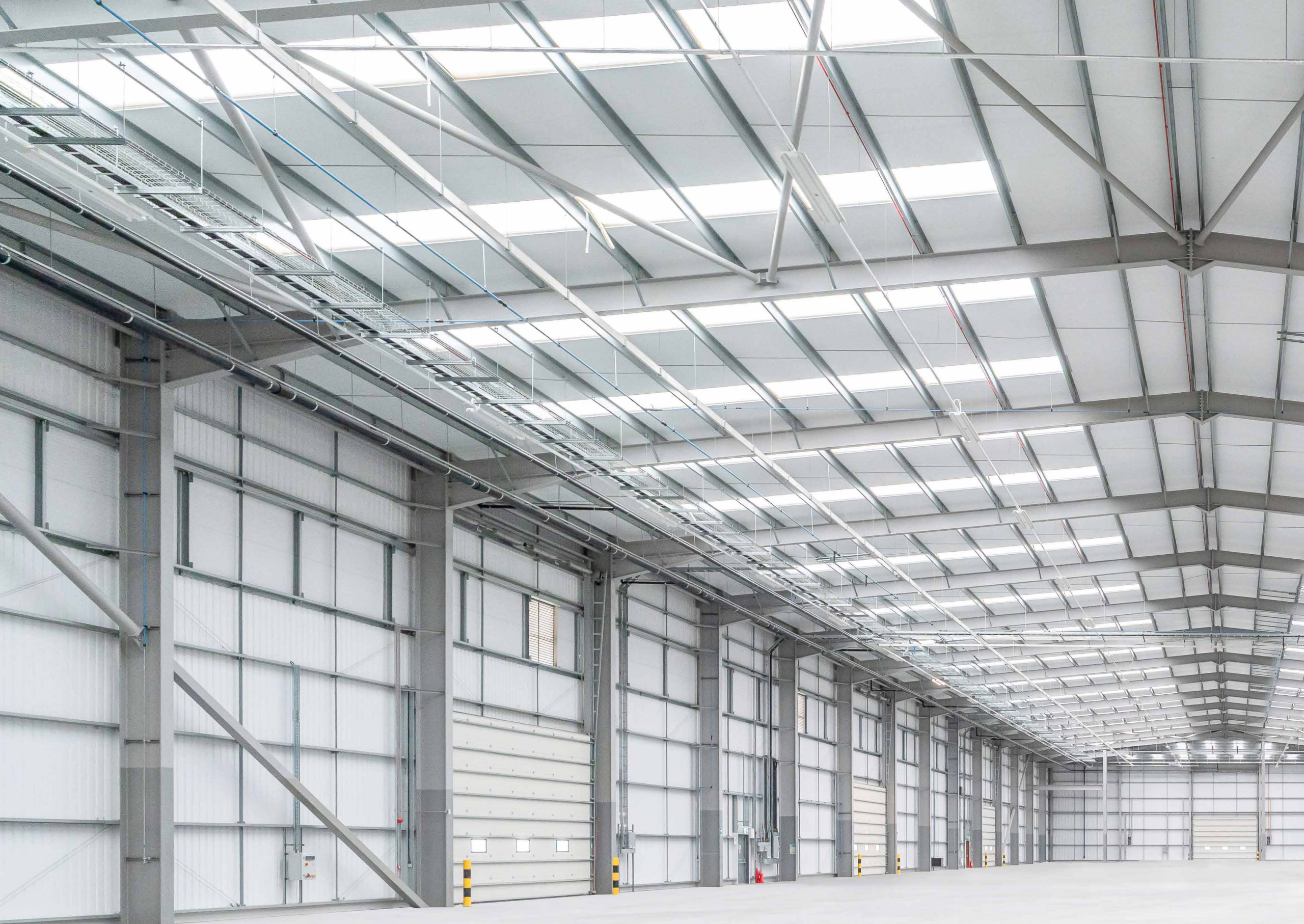
NORTHFLEET 168

CRETE HALL ROAD, GRAVESEND, DA11 9AA

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PRIME MODERN WAREHOUSE /
INDUSTRIAL FACILITY.

NORTHFLEET168.CO.UK



NORTHFLEET 168

168,249 SQ FT
15,630 SQ M



STEEL PORTAL
FRAME DESIGN



12 LEVEL
ACCESS DOORS
ACROSS 4
ELEVATIONS***



11.5M CLEAR
INTERNAL
HEIGHT



GRADE A 2-STOREY
OFFICE SPACE



50 KN PSM
FLOOR LOADING



2.5 MVA
POWER SUPPLY



152 CAR
PARKING SPACES

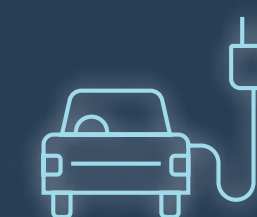


SECURE 62M
SERVICE YARD WITH
GATEHOUSE

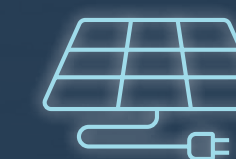
NORTHFLEET 168 is an exceptional modern warehouse / industrial facility in a prime South East location. Connections are fast and direct to major road networks and docks. The property occupies a prominent position on Crete Hall Road, close to the southern bank of the River Thames.

The surrounding area features a blend of commercial and residential uses within a low-density environment, offering an attractive and pleasant work setting. Road access is excellent, with the A2 (J2) just 2.5 miles to the south-west, connecting seamlessly to the M2 (J1) 6 miles east and M25 (J2) 6 miles west, ensuring unrivalled regional and national connectivity.

ESG CREDENTIALS



10 ELECTRIC CAR
PARKING SPACES



PV ROOF
PANELS



EPC A

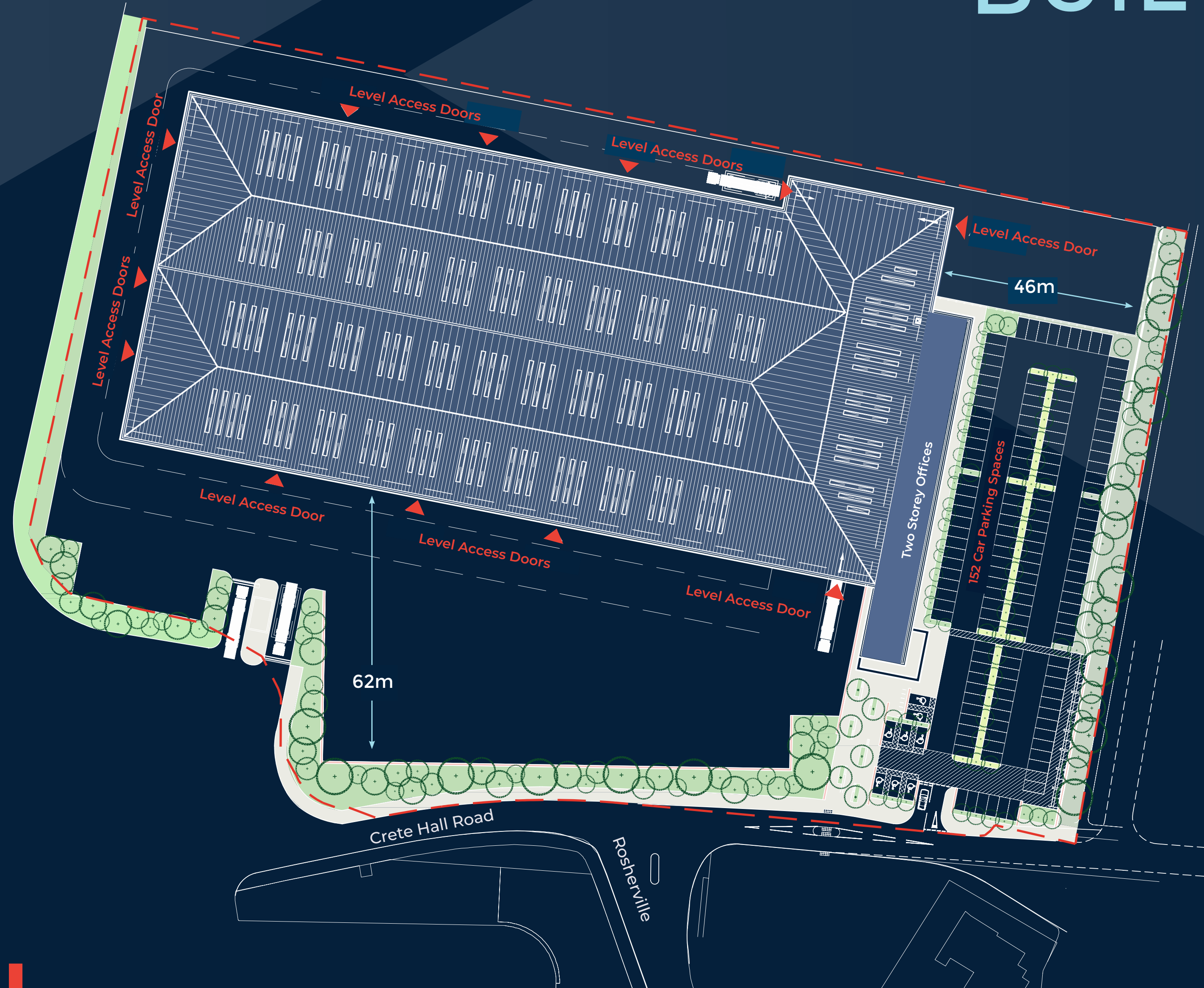
BREEAM

"VERY GOOD"

*** Or to be fitted with new dock level loading doors. Please enquire for further details.



BUILT FOR COMMERCE



NORTHFLEET 168 comprises a modern steel portal frame distribution warehouse constructed in 2019, which extends to 168,249 sq ft (15,630 sq m). Featuring an entrance gatehouse and 360 loading provision as well as “Grade A” 2 storey office accommodation.

ACCOMMODATION (GIA)	SQ FT	SQ M
WAREHOUSE	150,746	14,005
GROUND FLOOR OFFICE / ANCILLARY	8,239	765
FIRST FLOOR OFFICES	7,916	736
GATEHOUSE	304	28
PLANT	1,044	97
TOTAL AREA	168,249	15,630

270,000
WORKING-AGE POPULATION (16-64)
WITHIN A 20 MINUTE DRIVE

85%
GRAVESHAM/DARTFORD
EMPLOYMENT RATE

BUILT FOR LOGISTICS

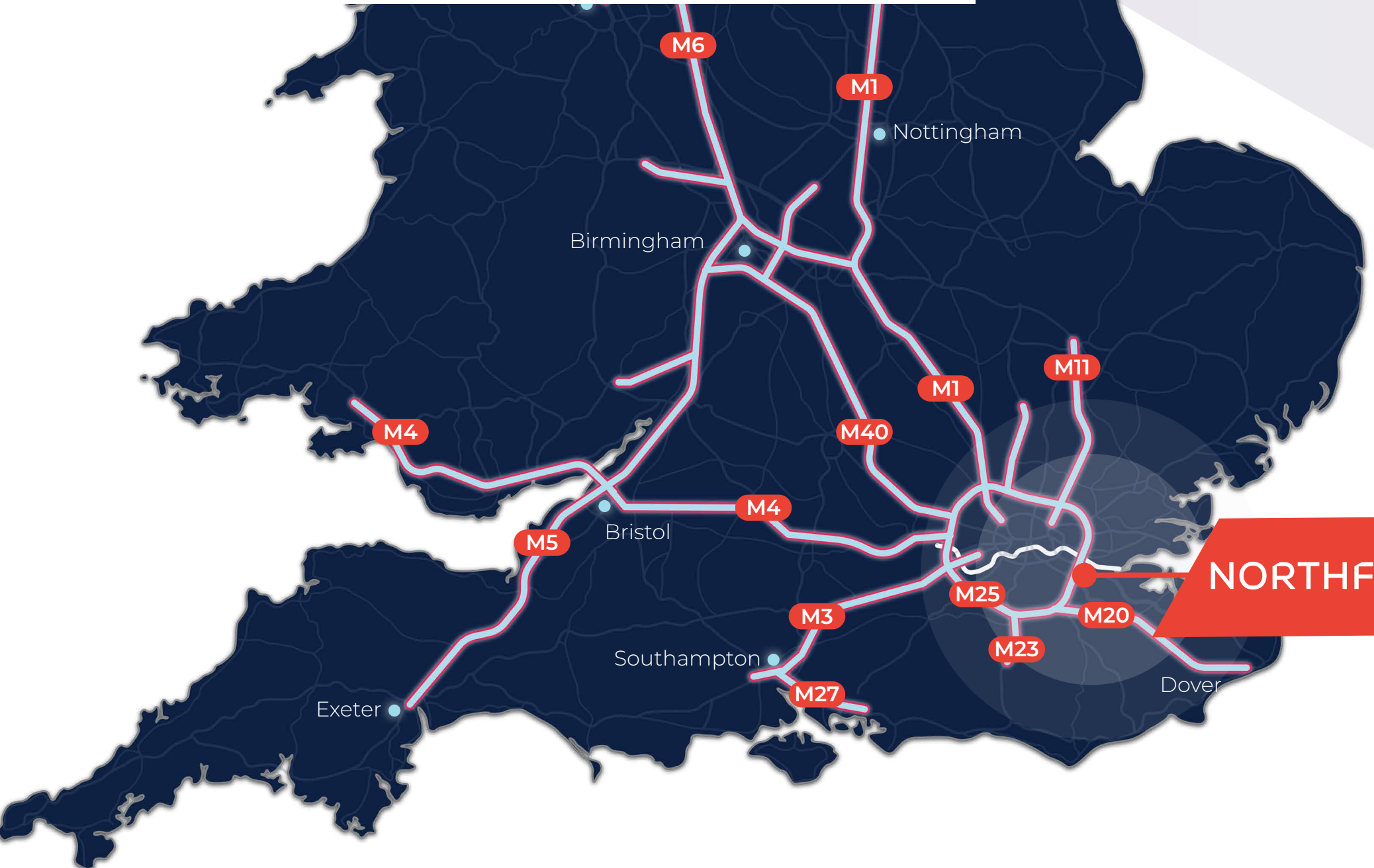
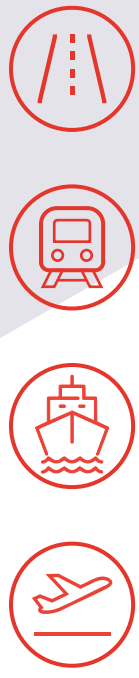
DESTINATION DISTANCE JOURNEY (CAR)

A2	2.5 MILES	7 MINS
M2	7 MILES	12 MINS
M20	9 MILES	14 MINS
M25	6 MILES	10 MINS
M26	18 MILES	24 MINS

NORTHFLEET STATION	0.4 MILES	2 MINS
EBBSFLEET INTERNATIONAL (19 MINS TO LONDON ST PANCRAS)	1.3 MILES	4 MINS

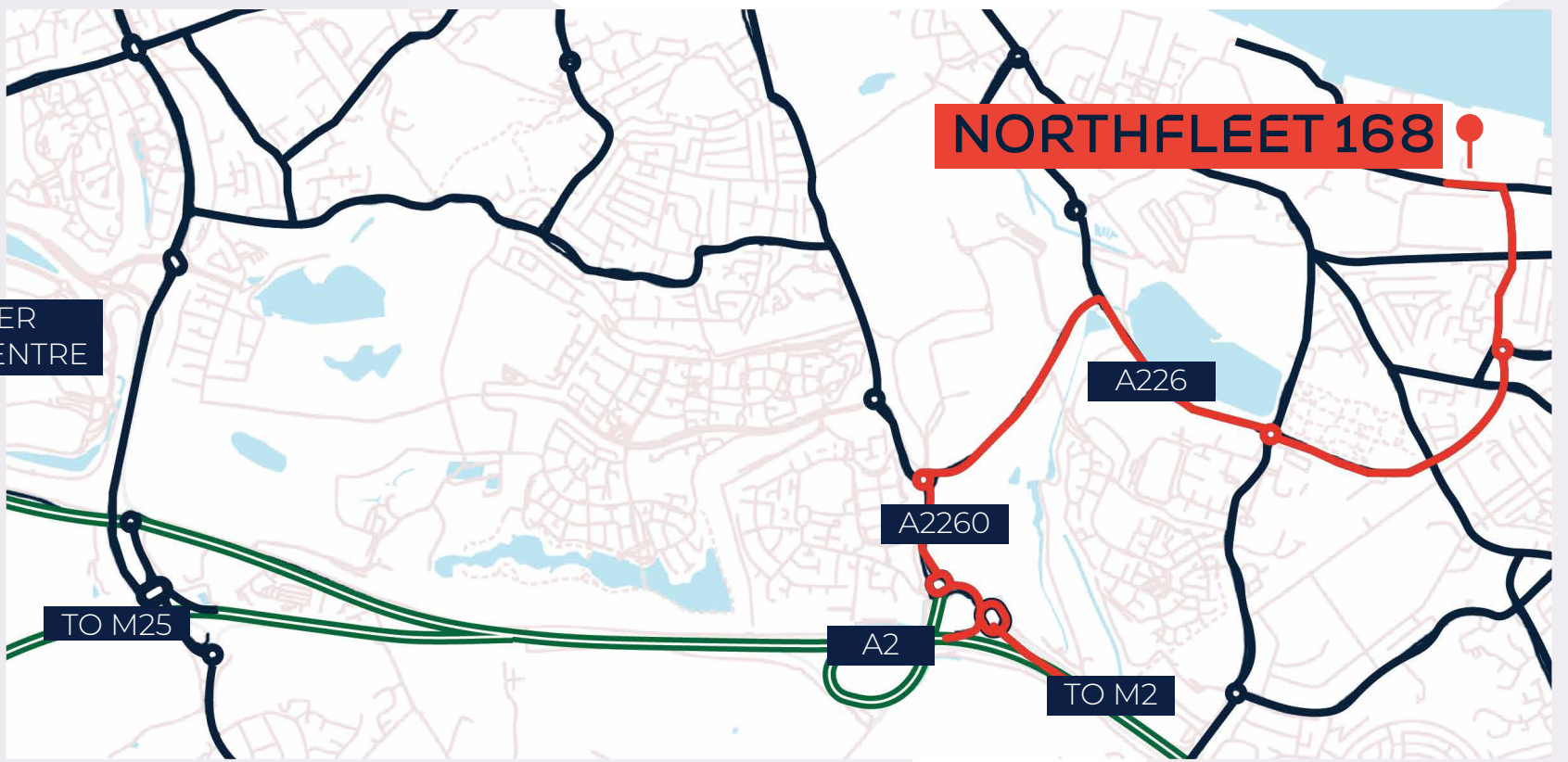
PORT OF DOVER	57 MILES	60 MINS
PORT OF TILBURY	19 MILES	30 MINS

LONDON CITY AIRPORT	21 MILES	45 MINS
LONDON HEATHROW AIRPORT	60 MILES	75 MINS



NORTHFLEET 168

NORTHFLEET 168 is superbly positioned with fast and efficient links across London, the South East, and beyond.



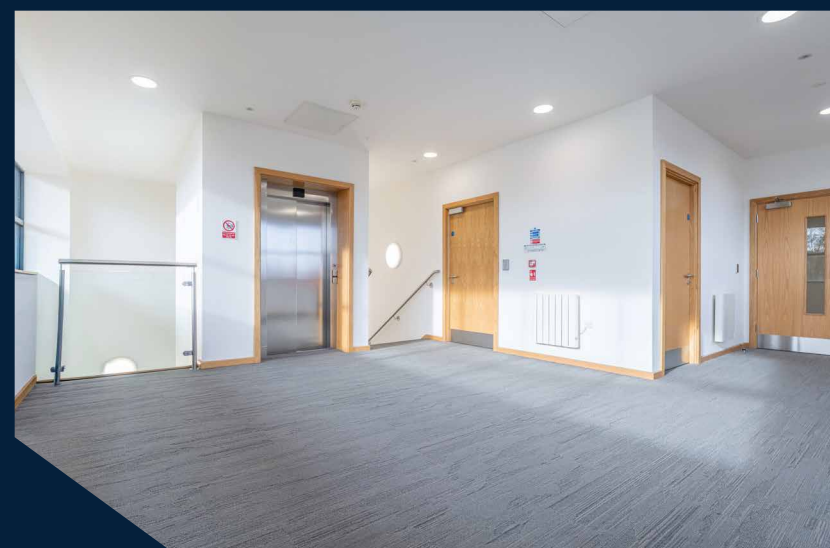
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View in Google Maps



BUILT FOR SPACE



NORTHFLEET 168 features high quality warehousing, spacious office areas and abundant parking.



NORTHFLEET 168 is located close to the A2, accessed via the A226 and A2260, linking quickly to the M25.



BLUEWATER SHOPPING CENTRE

EBBSFLEET TRAIN STATION

amazon

Kimberly-Clark



NORTHFLEET TRAIN STATION

CITY OF LONDON

DARTFORD CROSSING

WESTERN AVENUE INDUSTRIAL AREA

Lakeside Shopping Centre

TILBURY DOCKS

A2260 To A2 JUNCTION

A226 THAMES WAY

NORTHFLEET 168

Western Avenue industrial area, just 20 mins drive away, is home to large distribution warehouses, many major retailers and the popular Lakeside Shopping Centre.

View in Google Maps

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BUILT FOR CHOICE



OPPORTUNITY TO RETROFIT

In addition to the 12 level access loading doors, the property can be retrofitted to add an additional 10 dock level loading doors and 2 loading doors offering a total of 24 loading doors.

CGI shown for illustrative purposes.



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NORTHFLEET 168

A new lease is available with full terms upon application.
For further information or to arrange a viewing, please contact -




GERRY CONNOLLY

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TOM LOWTHER

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Email: tl@kogentre.co.uk

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