

INTERCHANGE, LOWER ROAD,
NORTHFLEET, KENT, DA11 9SN

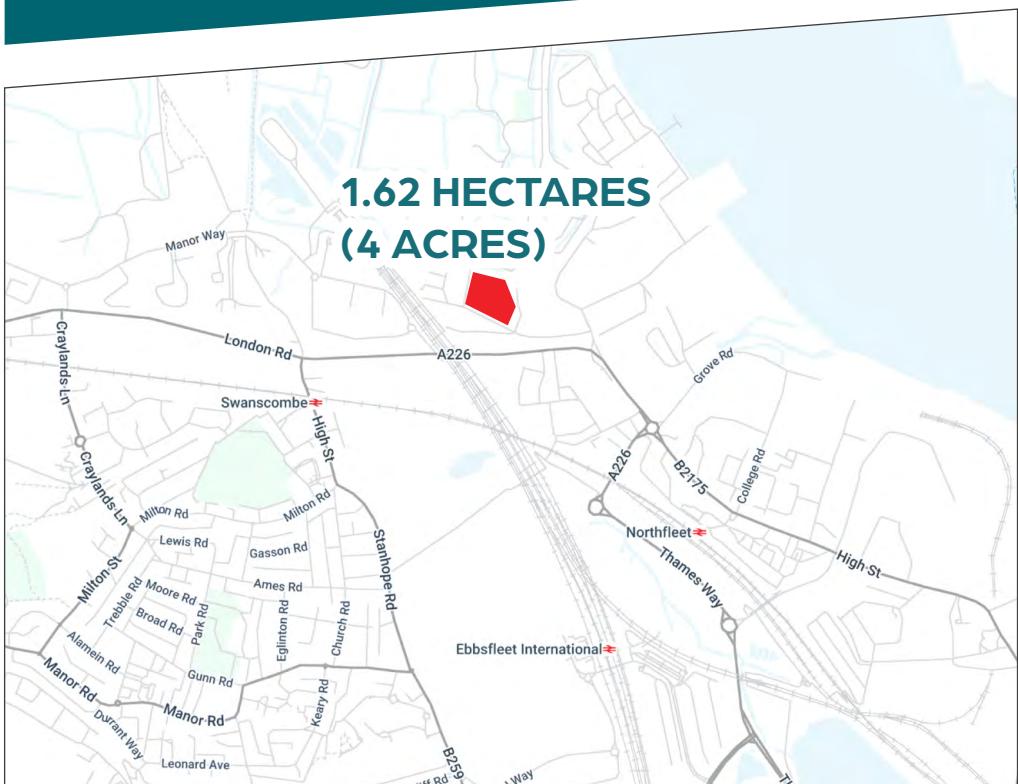
TO LET



SECURE SITE SUITABLE FOR HAULAGE
OPERATORS OR OPEN STORAGE USERS

1.62 hectares (4 acres)

- LORRY GRADE HARD SURFACE
- MAINS CONNECTIONS
- CLOSE TO THE NATIONAL MOTORWAY NETWORK
- 24/7 ACCESS



LOCATION

The site is located in an established commercial estate in Northfleet, east of the M25 and north of the A2. It offers excellent access to the A2, M20, M25, and wider motorway network. Ebbesfleet International railway station is nearby, providing frequent services to London St Pancras in approximately 20 minutes.

DESCRIPTION

The site is regularly shaped, fully fenced, and gated, serving as an open storage facility with a lorry-grade compacted hardcore surface. It has mains water and electricity connections.

The site is well-suited for businesses in sectors such as construction, plumbing, plant hire, steel stockists, roofing, scaffolding, road haulage, freight forwarding, car parking, aggregates, minerals, waste disposal, agriculture, gas, chemicals, shipping, timber wholesale, and other wholesale industries.

INTERCHANGE, LOWER ROAD, NORTHFLEET, KENT, DA11 9SN



TENURE

The site is available for lease, either as a whole or in part, on terms to be agreed. Rent is available on application.

RATES

The property has not yet been assessed for business rates. Prospective tenants are advised to make their own enquiries with Dartford Local Authority.

PLANNING

Prospective tenants should confirm with the local authority whether their intended use is permitted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By appointment, please contact:

COGENT
REAL ESTATE
0203 369 4000
COGENTRE.CO.UK

GERRY CONNOLLY
07557 114583
gc@cogentre.co.uk

MARCO BAIO
0775 247 3964
mb@cogentre.co.uk

caxtons
commercial
agency
01622 234886
caxtons.com

MARK COXON
07969 973 809
mcoxon@caxtons.com

JAMES SQUIRE
07464 627302
jsquire@caxtons.com