

# NORTHFLEET 168

## TO LET

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

A Modern Industrial Warehouse/Logistics Facility

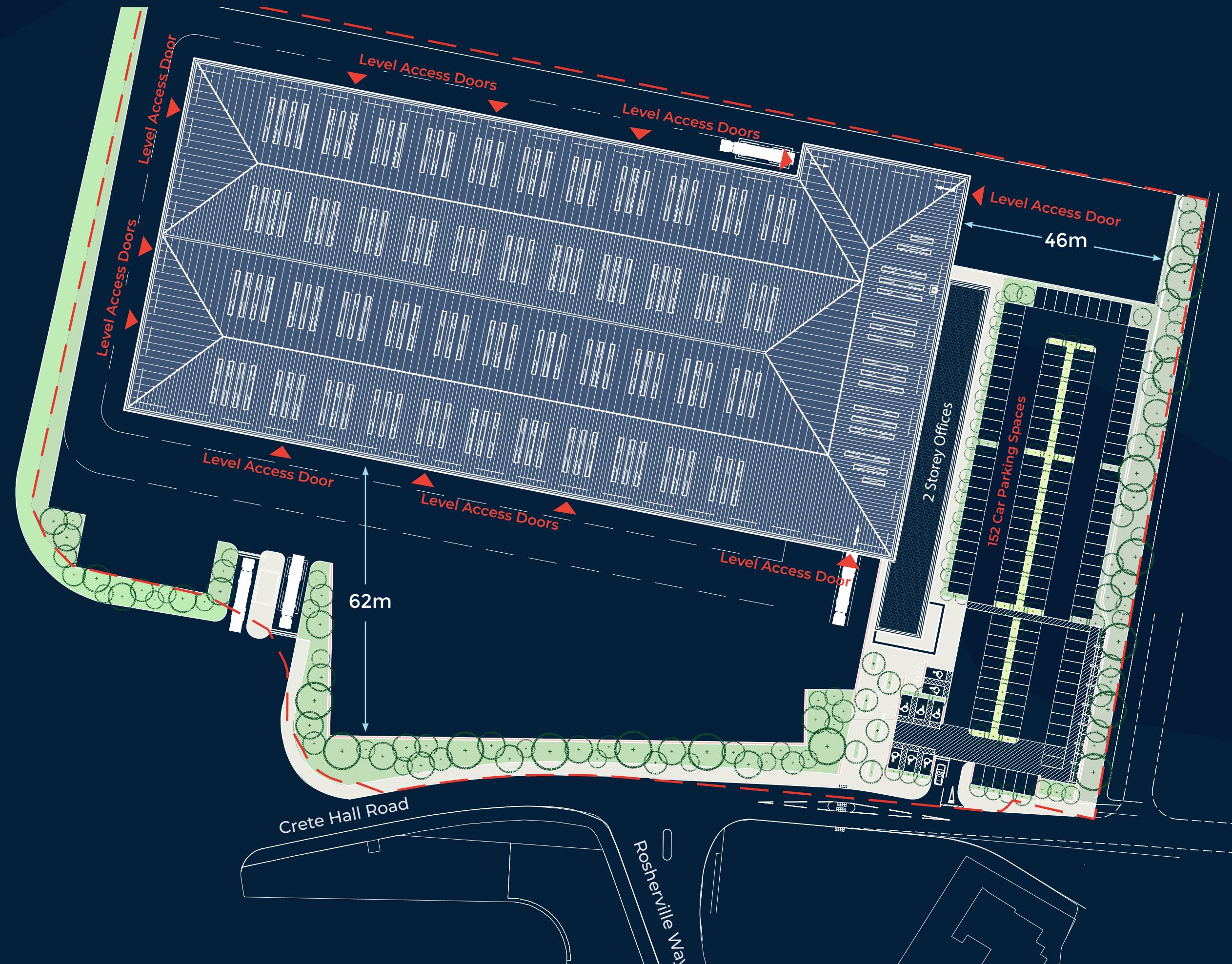
NORTHFLEET168.CO.UK

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Crete Hall Road, Gravesend, Kent, DA11 9AA

# 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
<b>TOTAL AREA</b>	<b>168,249</b>	<b>15,630</b>

	STEEL PORTAL FRAME DESIGN
	12 LEVEL ACCESS DOORS ACROSS 4 ELEVATIONS***
	11.5M CLEAR INTERNAL HEIGHT
	50 KN PSM FLOOR LOADING
	UP TO 2.5MVA POWER SUPPLY
	152 CAR PARKING SPACES
	SECURE 62M SERVICE YARD WITH GATEHOUSE

## ESG CREDENTIALS

	10 ELECTRIC CAR PARKING SPACES
	PV ROOF PANELS
	EPC A

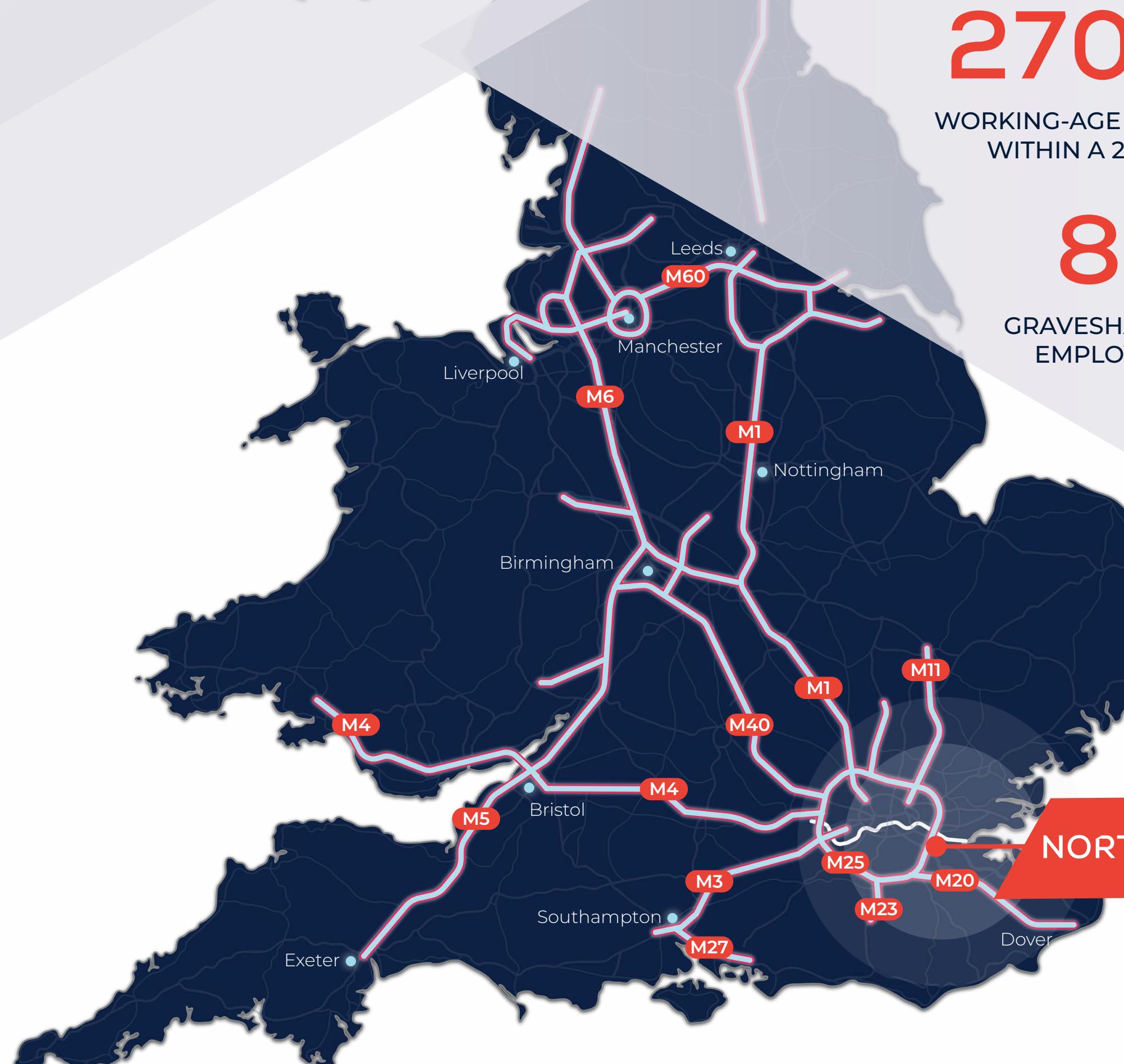
**BREEAM®**

“VERY GOOD”

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

# BUILT FOR LOGISTICS

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



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.

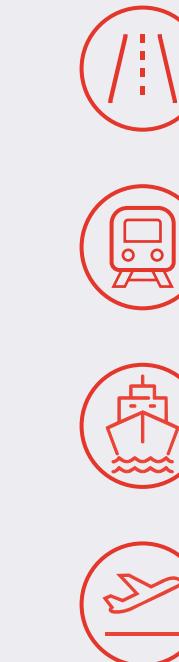
Road access is excellent, with the A2 (J2) just 2.5 miles to the south-west, connecting seamlessly to the M2 (J1) 6 miles east and M25 (J2) 6 miles west, ensuring unrivalled regional and national connectivity.

## 270,000

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

## 85%

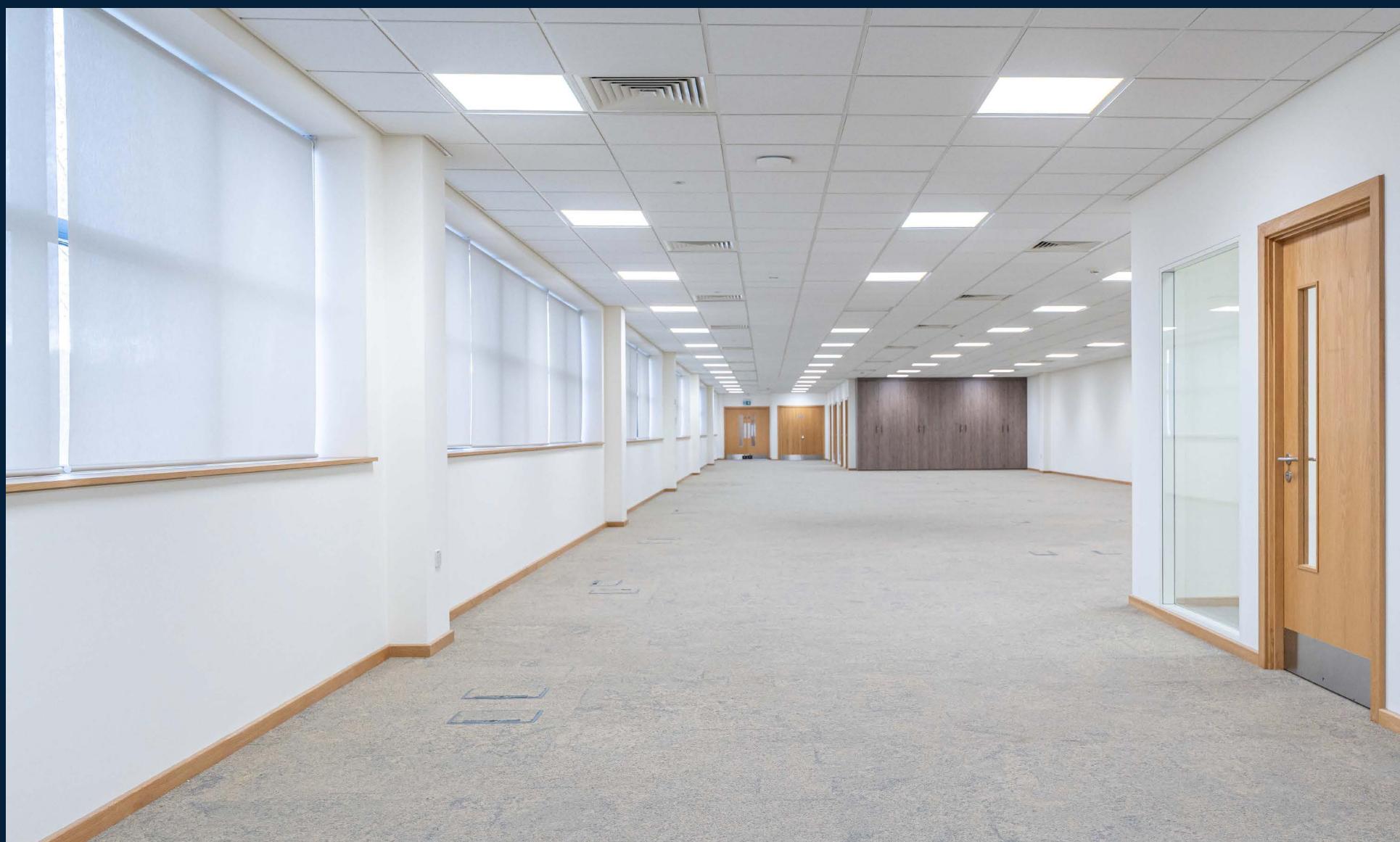
GRAVESEND/DARTFORD  
EMPLOYMENT RATE



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 EBBSFLEET INTERNATIONAL (19 MINS TO LONDON ST PANCRAS)	0.4 MILES 1.3 MILES	2 MINS 4 MINS
PORT OF DOVER PORT OF TILBURY	57 MILES 19 MILES	60 MINS 30 MINS
London City Airport London Heathrow Airport	21 MILES 60 MILES	45 MINS 75 MINS



# NORTHFLEET 168



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



## IVAN SCOTT

Mobile: 07342 880 685  
Direct: 020 3141 3606  
Email: I.Scott@glenny.co.uk

## MAX DOOBAY

Mobile: 07900 735 995  
Direct: 020 3141 3606  
Email: M.Doobay@glenny.co.uk

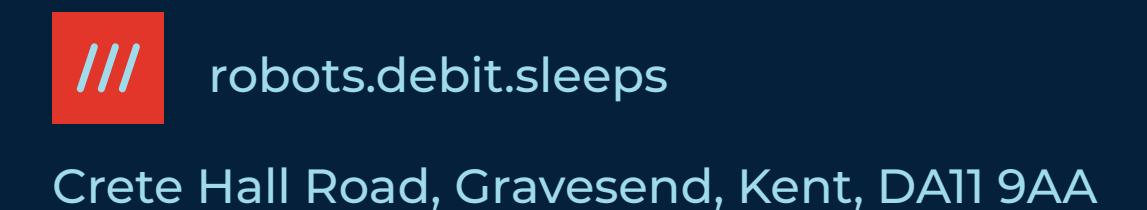


## GERRY CONNOLLY

Mobile: 07557 114 583  
Direct: 0203 369 4000  
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## TOM LOWTHER

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