

NORTHFLEET 168

TO LET

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

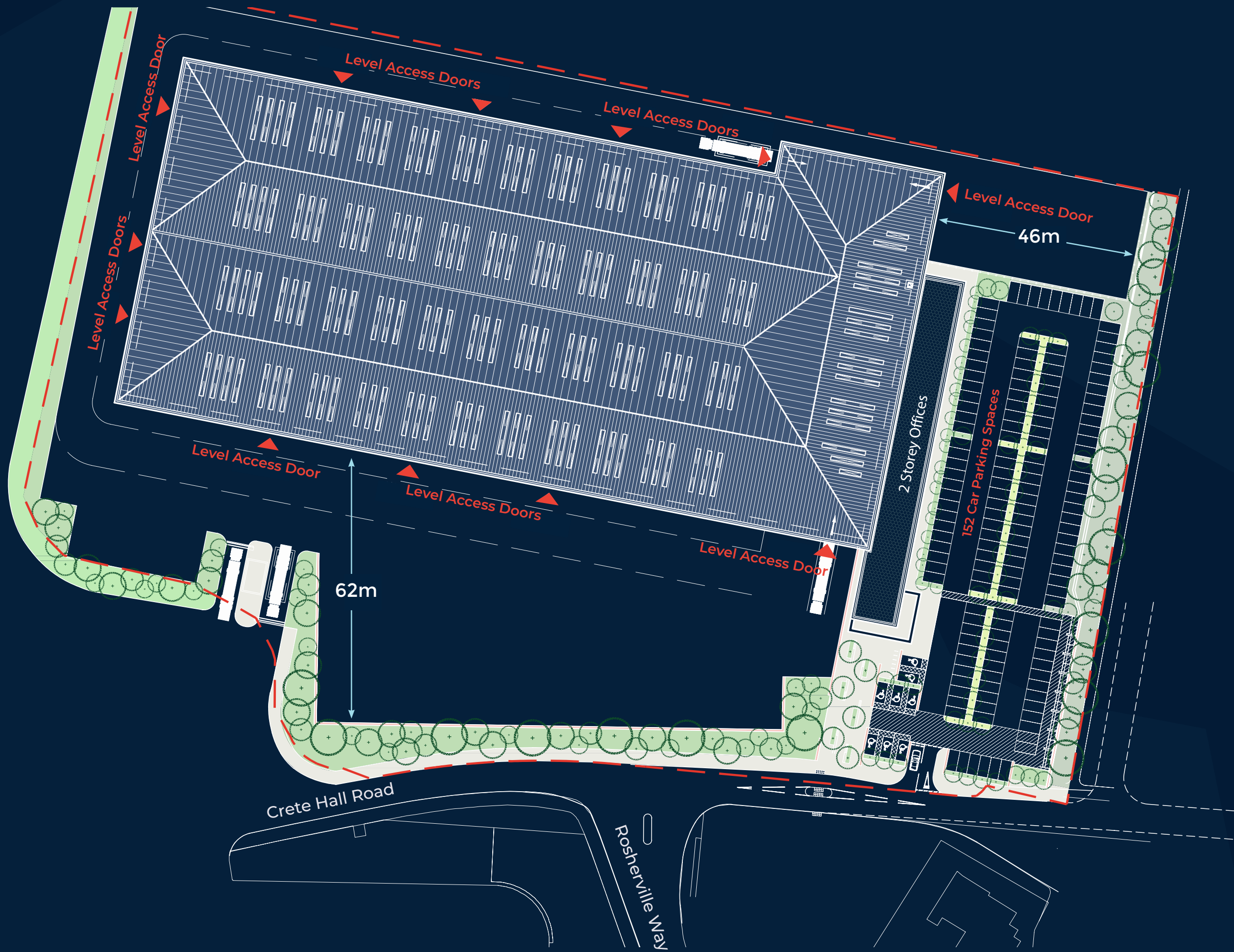
A Modern Industrial Warehouse/Logistics Facility

NORTHFLEET168.CO.UK

 robots.debit.sleeps

Crete Hall Road, Gravesend, Kent, DA11 9AA

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

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

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

“VERY GOOD”

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

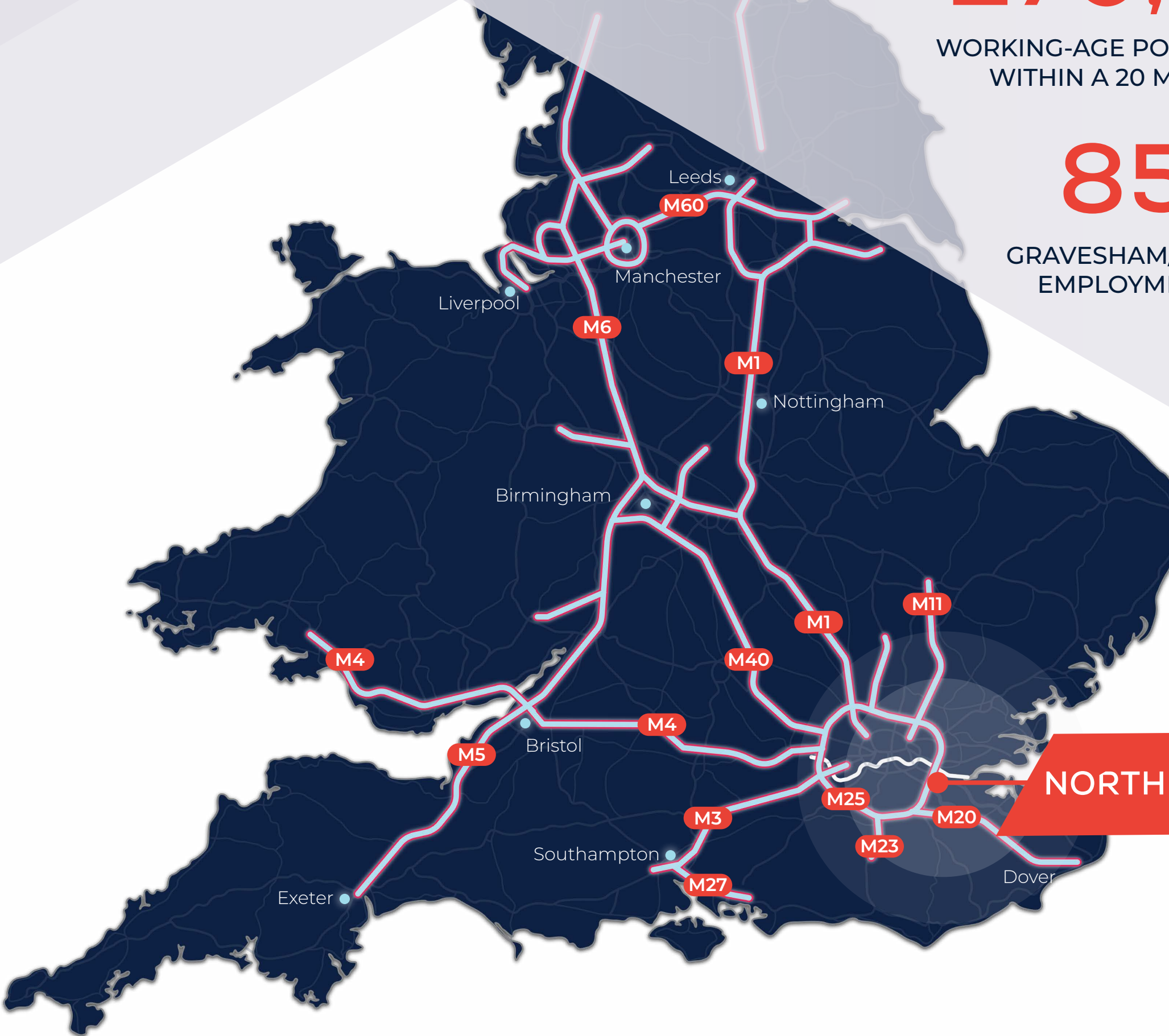
NORTHFLEET 168 is superbly positioned with fast and efficient links across London, the South East, and beyond.

270,000

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

85%

GRAVESHAM/DARTFORD
EMPLOYMENT RATE



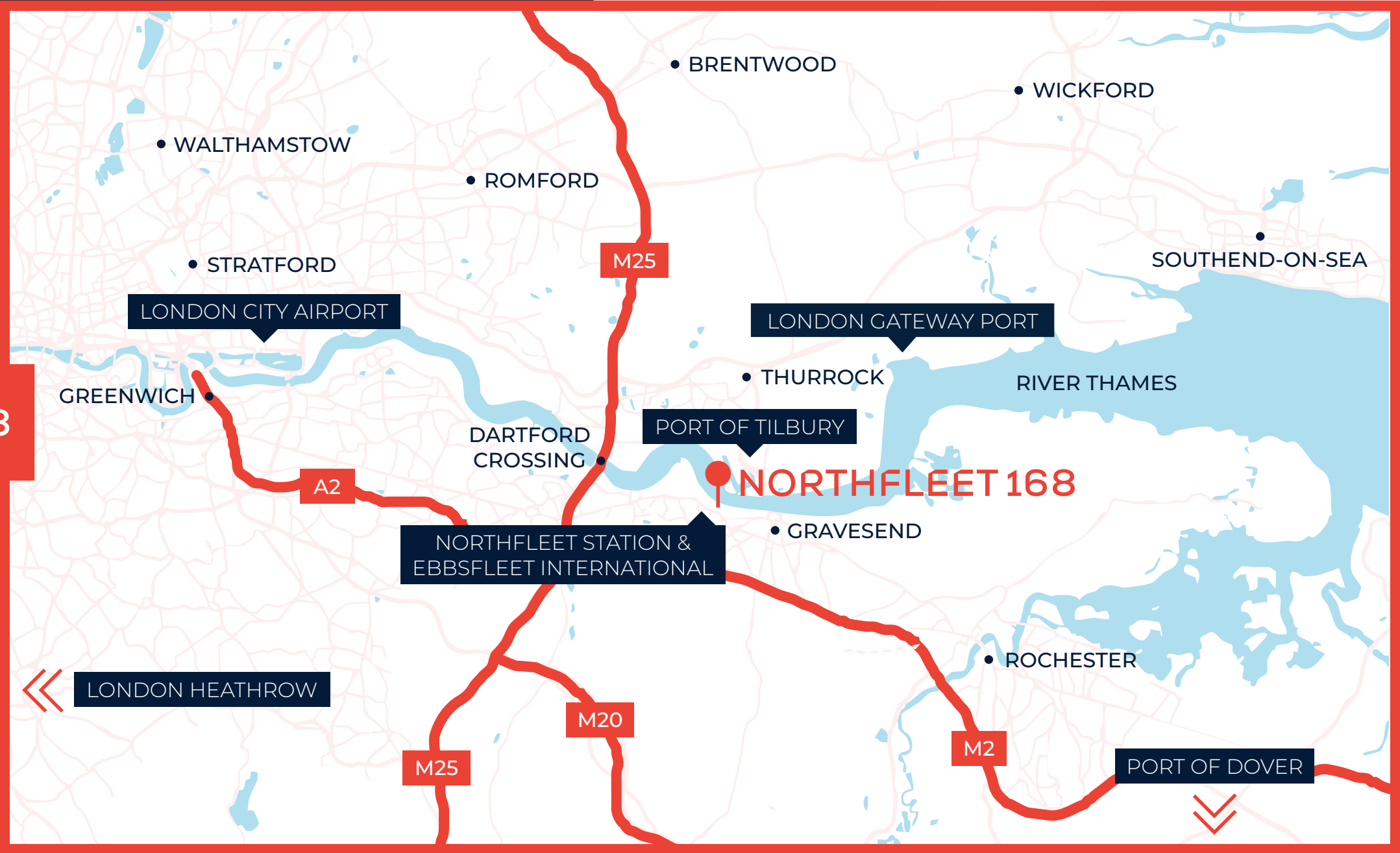
The property occupies a prominent position on Crete Hall Road, close to the southern bank of the River Thames. The surrounding area features a blend of commercial and residential uses within a low-density environment, offering an attractive and pleasant work setting.

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.

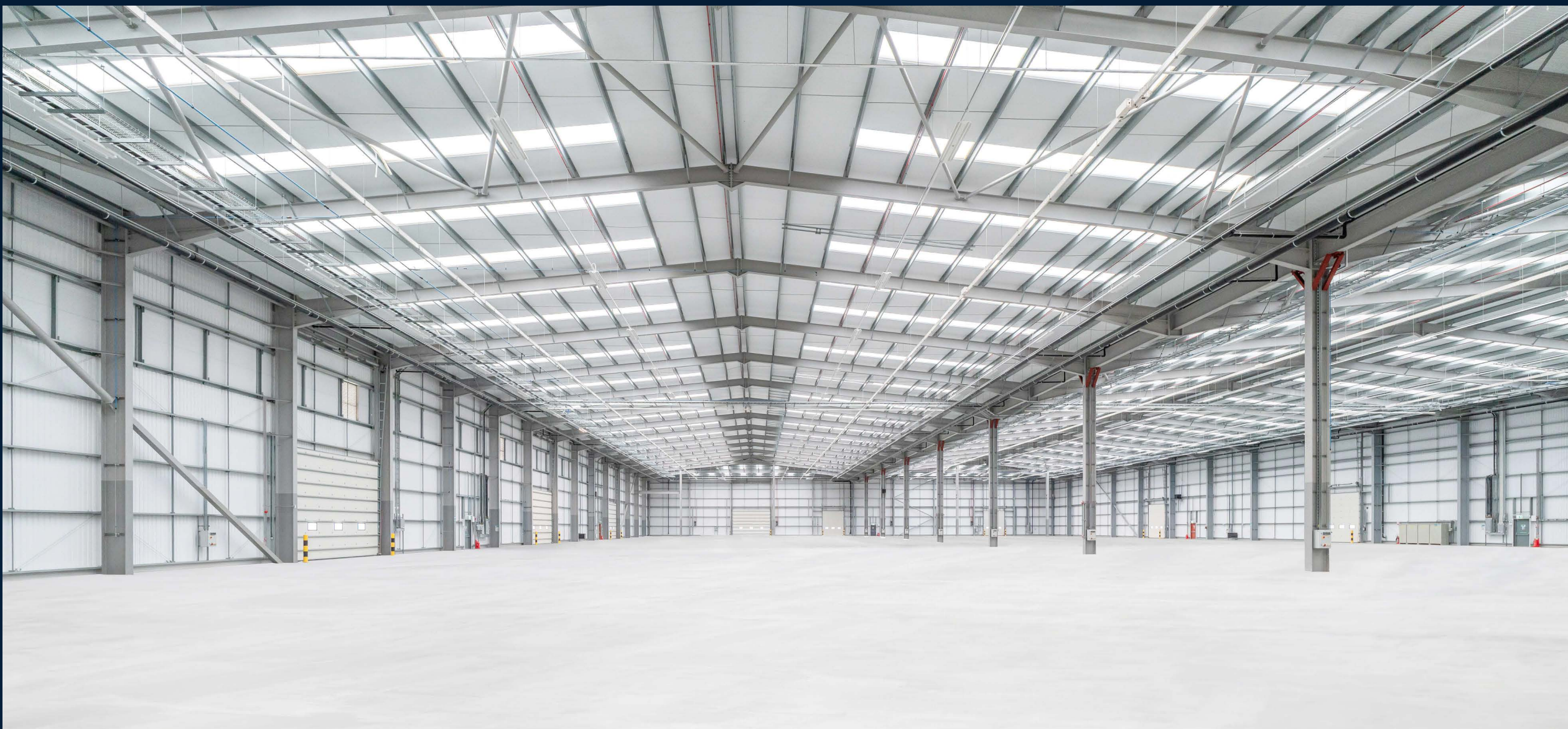


DESTINATION	DISTANCE	JOURNEY (CAR)
A2	2.5 MILES	7 MINS
M2	7 MILES	12 MINS
M20	9 MILES	14 MINS
M25	6 MILES	10 MINS
M26	18 MILES	24 MINS
NORTHFLEET STATION	0.4 MILES	2 MINS
EBBSFLEET INTERNATIONAL (19 MINS TO LONDON ST PANCRAS)	1.3 MILES	4 MINS
PORT OF DOVER	57 MILES	60 MINS
PORT OF TILBURY	19 MILES	30 MINS
LONDON CITY AIRPORT	21 MILES	45 MINS
LONDON HEATHROW AIRPORT	60 MILES	75 MINS

[robots.debit.sleeps](#) [View in Google Maps](#)



NORTHFLEET 168



NORTHFLEET 168

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



NORTHFLEET168.CO.UK



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
Email: gc@cogentre.co.uk

TOM LOWTHER

Mobile: 07939 836117
Direct: 0203 369 4000
Email: tl@cogentre.co.uk



Crete Hall Road, Gravesend, Kent, DA11 9AA

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. None of the joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. January 2026. Brochure designed by virtualoom