

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

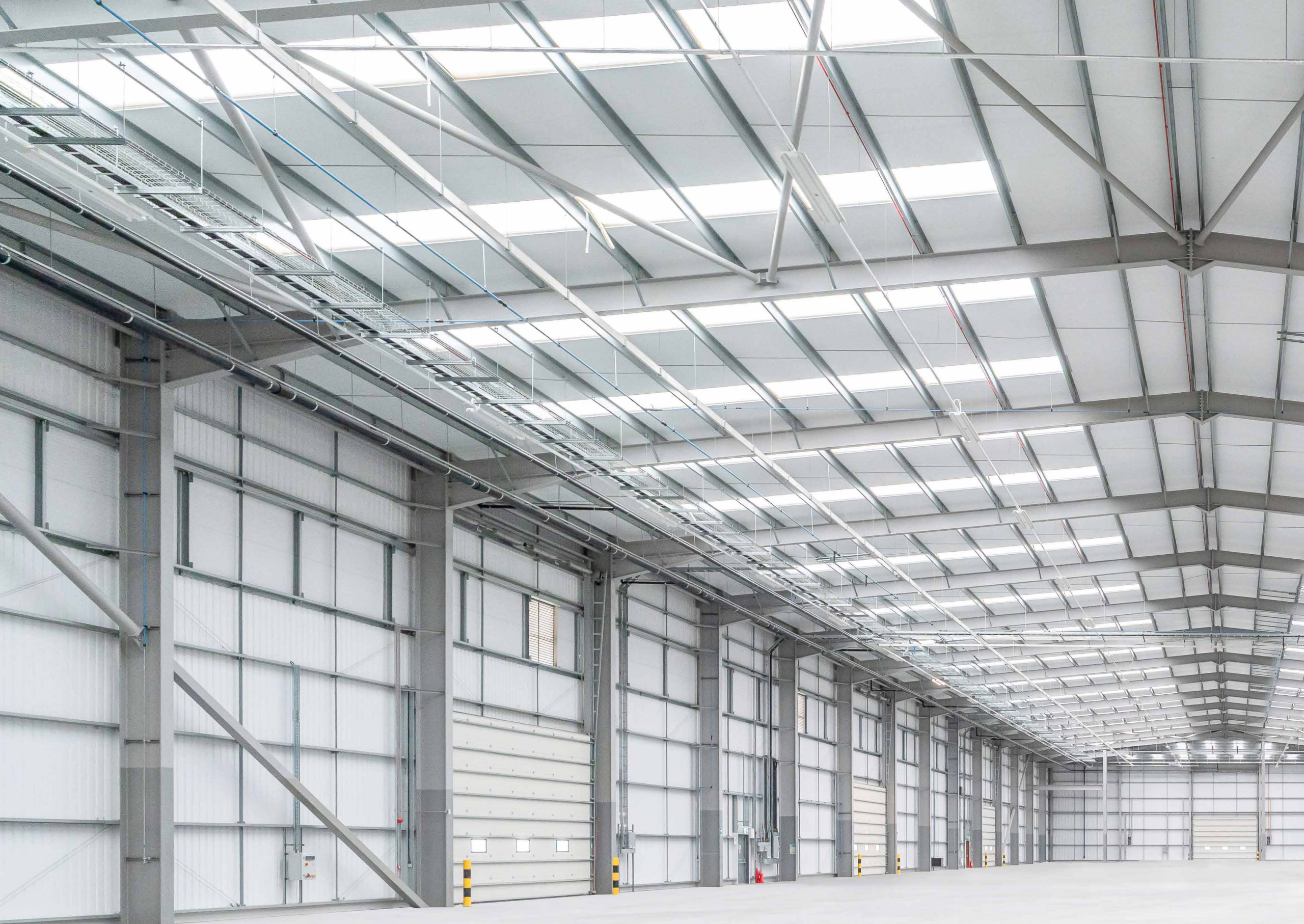
# NORTHFLEET 168

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

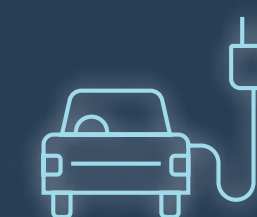


SECURE 62M  
SERVICE YARD WITH  
GATEHOUSE

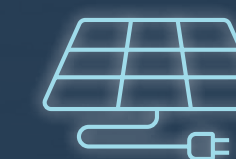
**NORTHFLEET 168** is an exceptional modern warehouse / industrial facility in a prime South East location. Connections are fast and direct to major road networks and docks. The property occupies a prominent position on Crete Hall Road, close to the southern bank of the River Thames.

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

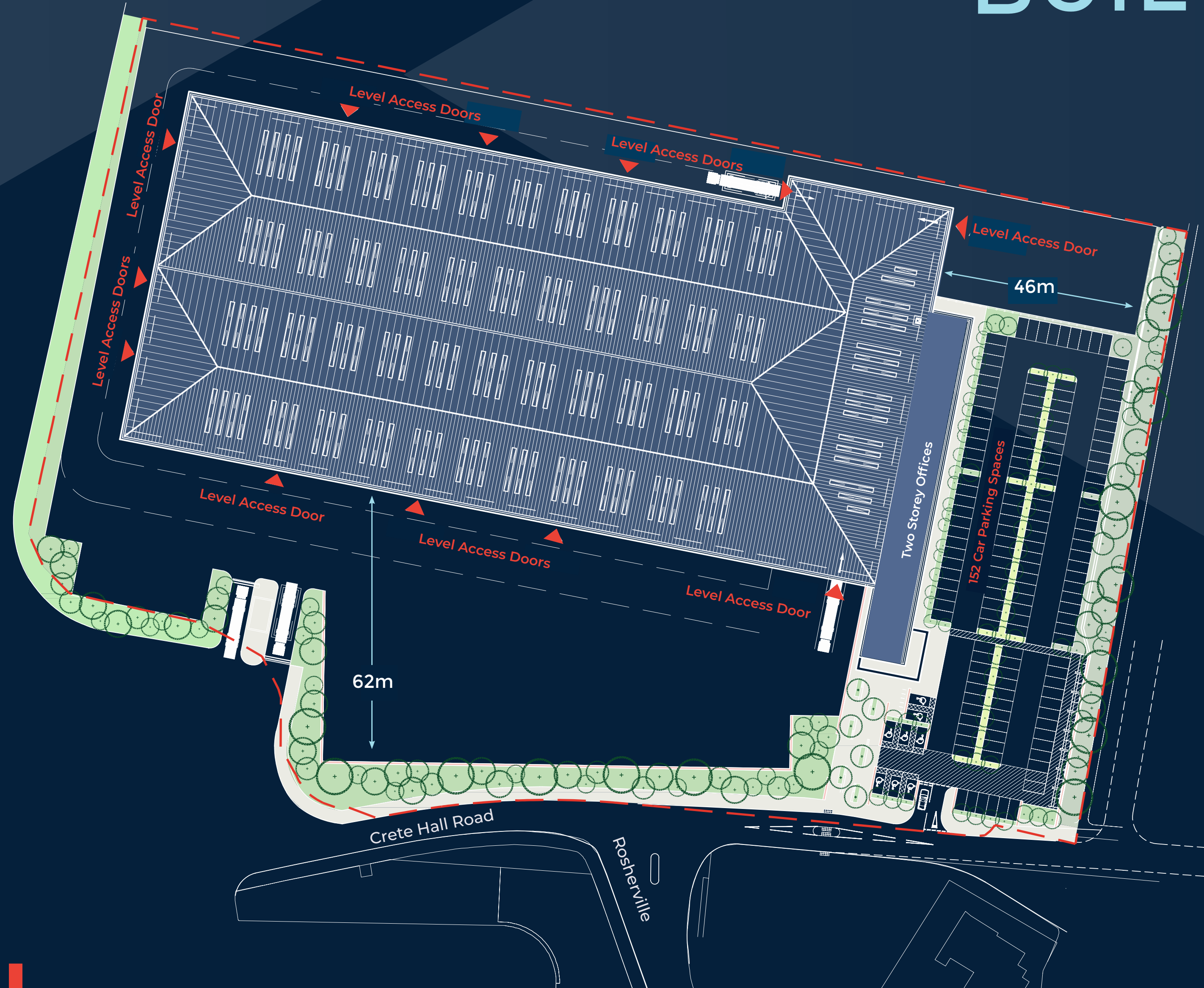
BREEAM®

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

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

**85%**  
GRAVESHAM/DARTFORD  
EMPLOYMENT RATE

# BUILT FOR LOGISTICS

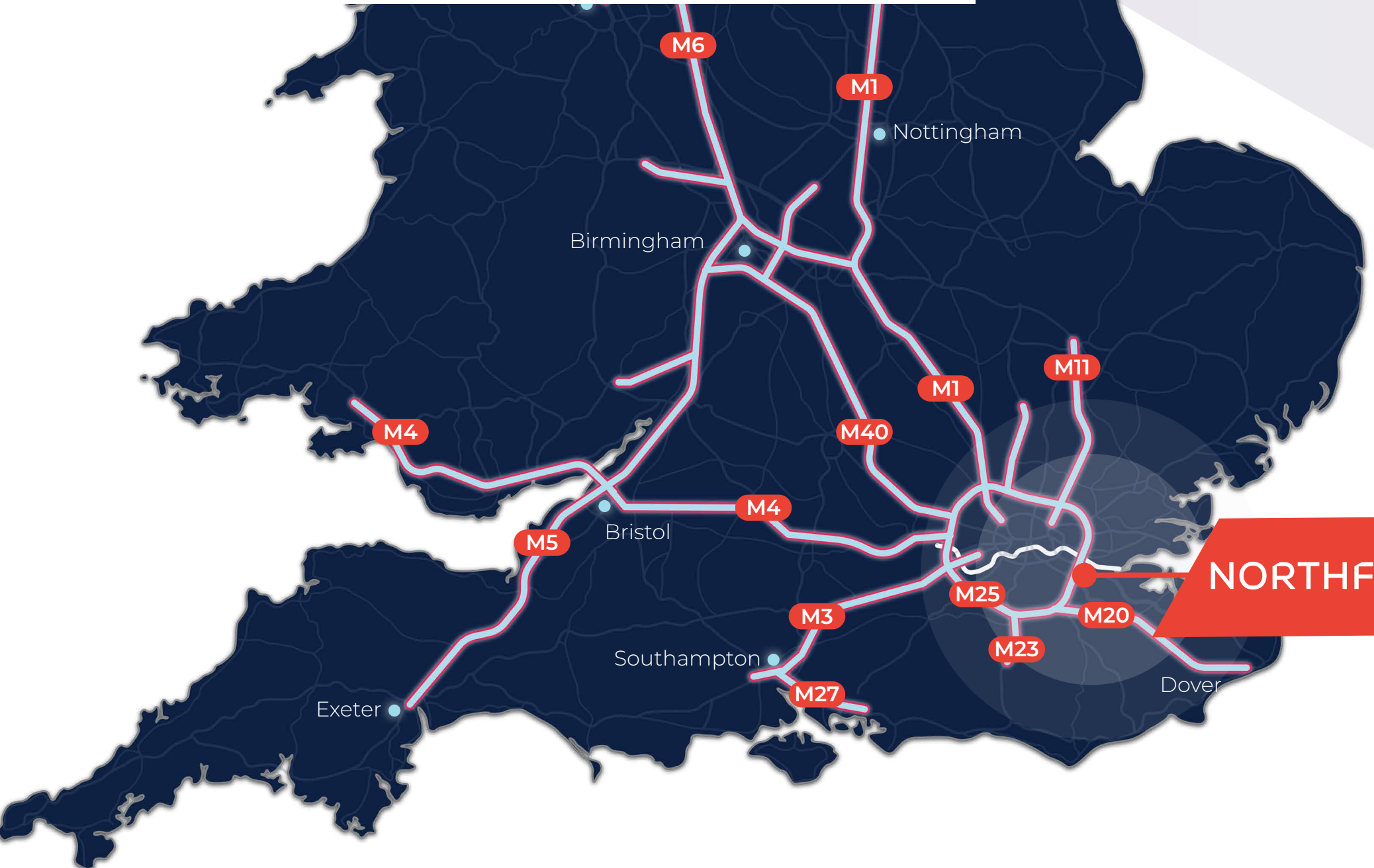
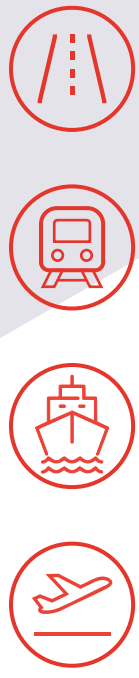
DESTINATION      DISTANCE      JOURNEY (CAR)

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

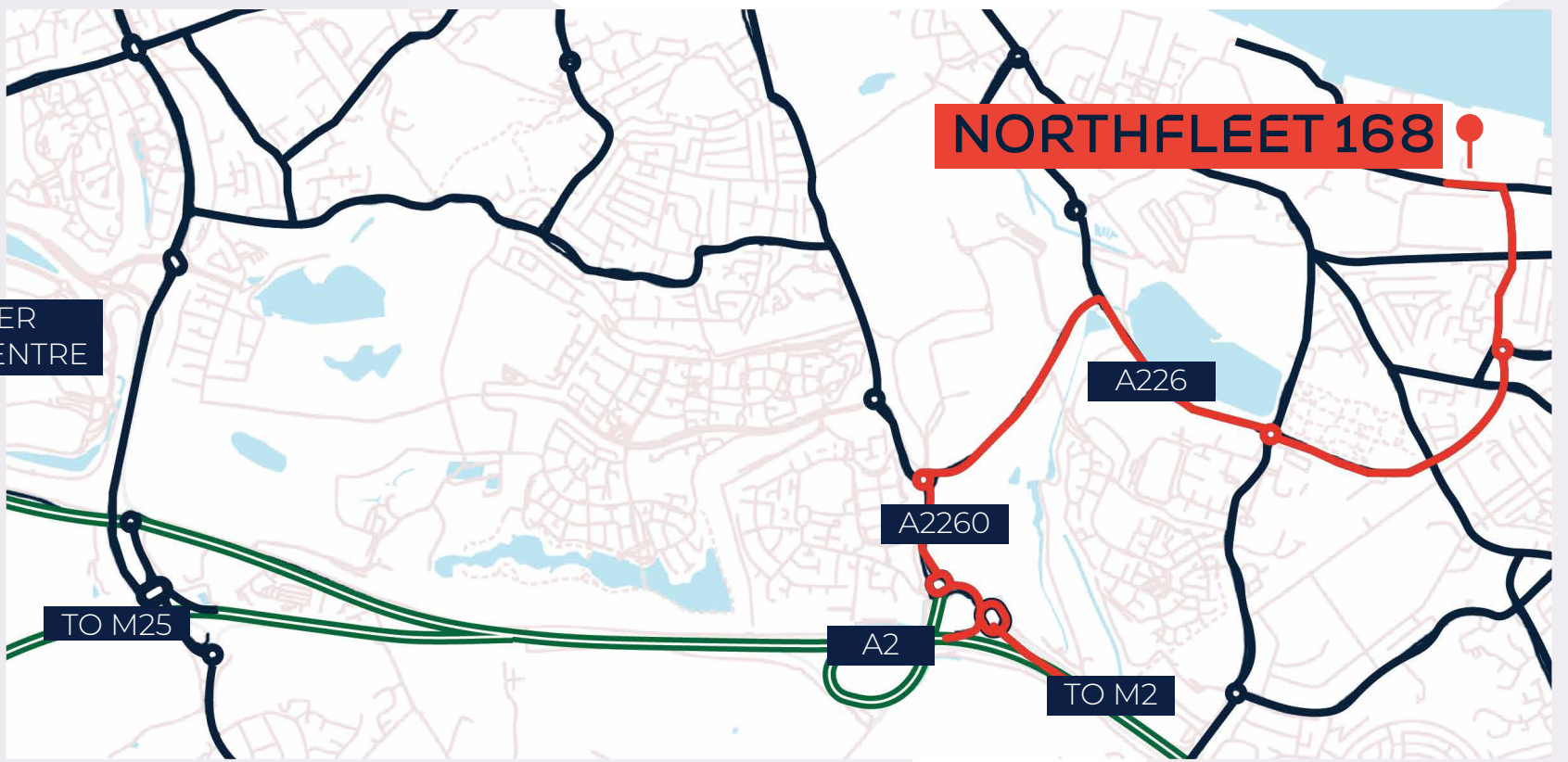
PORT OF DOVER	57 MILES	60 MINS
PORT OF TILBURY	19 MILES	30 MINS

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.



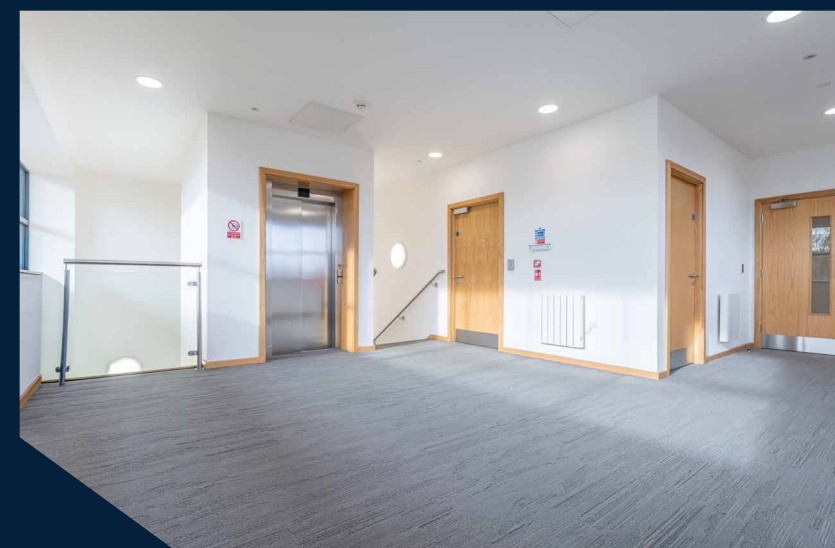
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View in Google Maps



# 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.



[NORTHFLEET168.CO.UK](http://NORTHFLEET168.CO.UK)

# NORTHFLEET 168

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



**01322 524 860**  
GLENNY.CO.UK

**JIM O'CONNELL**

Mobile: 07768 070 248  
Direct: 020 3141 3563  
Email: [j.o'connell@glenny.co.uk](mailto:j.o'connell@glenny.co.uk)

**MAX DOOBAY**

Mobile: 07900 735 995  
Direct: 020 3141 3606  
Email: [m.doobay@glenny.co.uk](mailto:m.doobay@glenny.co.uk)



**0203 369 4000**  
COGENTRE.CO.UK

**GERRY CONNOLLY**

Mobile: 07557 114 583  
Direct: 0203 369 4000  
Email: [gc@cogentre.co.uk](mailto:gc@cogentre.co.uk)

**TOM LOWTHER**

Mobile: 07939 836117  
Direct: 0203 369 4000  
Email: [tl@cogentre.co.uk](mailto:tl@cogentre.co.uk)

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