REFURBISHMENT UNDERWAY

PC FEBRUARY 2025

ORBITAL EAST
SANDPIT RD
DARTFORD
DA1 5BU

orbital east

TO LET 121,029 SQ FT

LOW SITE DENSITY 31%

JLL DTRE

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local occupiers

arriva · screwfix · ups · elis · selco · parcelforce · amazon · IKEA

amenities · M&S EST. 1884 · SUBWAY · Pizza Hut · snap fitness 24-7 · PUREGYM · Shell · Costa

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fully specced

The property offers a modern, well specified and low site density warehouse unit in a prime last mile logistics location.

The property offers flexible fit-out opportunities – representing a unique and rarely available product catering to a wide variety of occupiers. Its high quality specification and proximity to a large consumer base and market leading transportation networks make it the ideal addition to any national, international or regional occupier logistics network.

ACCOMMODATION

	FLOOR	AREA SQ FT	AREA SQ M
WAREHOUSE	GROUND	100,373	9,325.0
OFFICE	GROUND	8,846	821.8
OFFICE	FIRST	8,503	790.0
VEHICLE MAINTENANCE UNIT	GROUND	3,135	291.2
GATEHOUSE	GROUND	172	16.0
	TOTAL:	121,029	11,244

Approximate Gross External Areas

Locally economy highly focused on transport related activity

9.8% of total local employment is in the Transportation & Storage sectors vs. 4.6% for the wider South-East

Dartford ranked 3rd in a nationwide study into the top 15 national 'Employment Growth Areas 2015-2030'

72.8% of the local population are economically active

13m Eaves

31% Site Density

12 Dock Level Doors

2 Ground Level Loading Doors

Secure Contained Yard

360 Circulation

Over 200 Car Parking Spaces

Warehouse Sprinklers

Up to 30m Yard depth

EV Charging Points

Power Supply (1,000 kVA)*

Security Gatehouse

*Potential for upgrade to 6MVA

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prime position

The property occupies a prime strategic location 2 miles from the M25 / Dartford Crossing, immediately off the A206 / University Way which provides direct dual carriageway access.

The proposed Lower Thames Crossing (target opening 2027) will create a new link between the A2 and the M25, providing an estimated 90% additional road capacity north of the River Thames. Nearby occupiers include Amazon, Wincanton, Ikea and Europa Logistics.

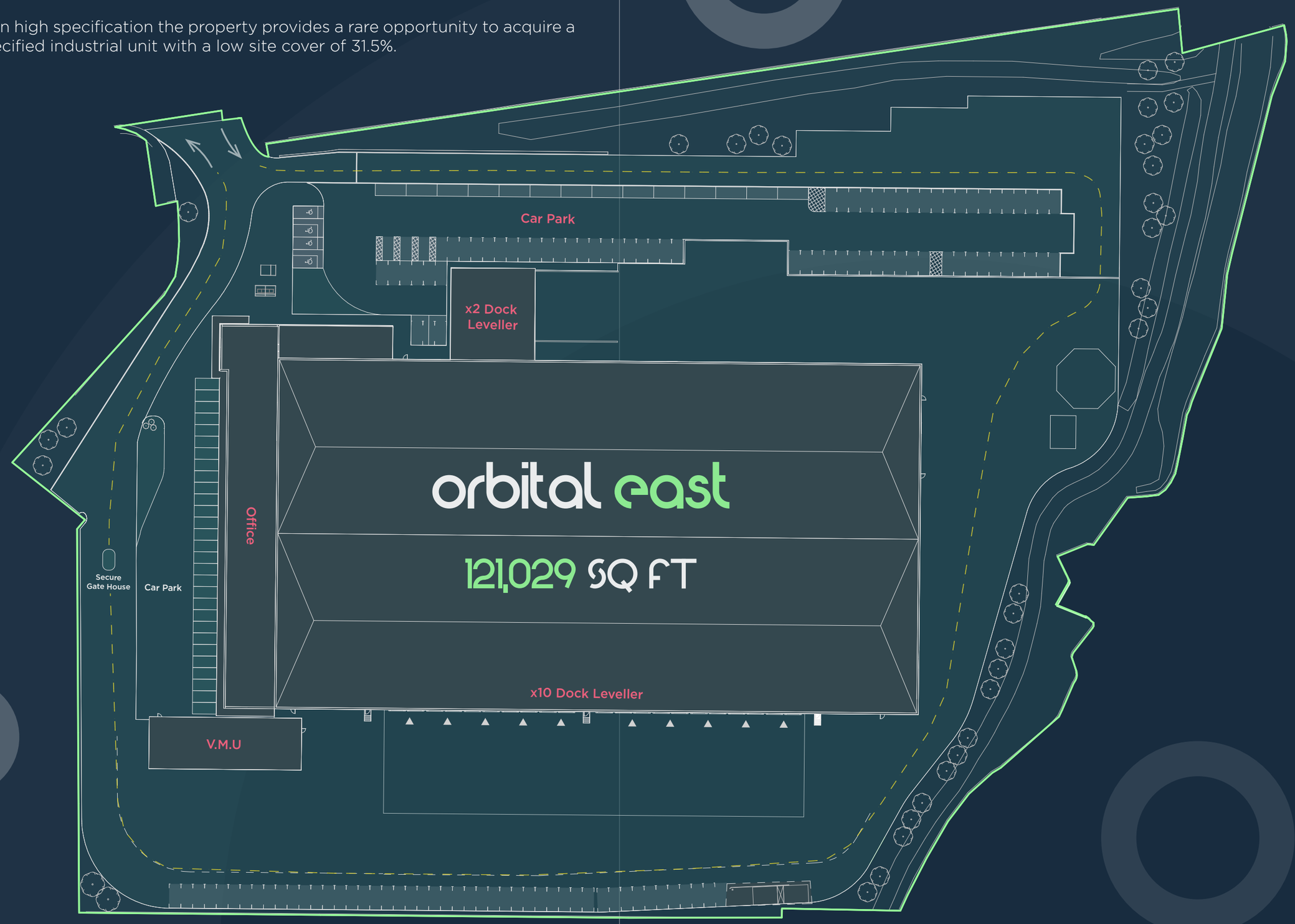
DRIVE TIME

	Distance	Drive Time
J1A/M25	2.1 miles	4 mins
Dartford Crossing	2.1 miles	4 mins
A2	4.0 miles	6 mins
M25/J15	4.5 miles	9 mins
M20/J1	7.3 miles	10 mins
Central London	18.8 miles	44 mins

Dartford Station	1.5 miles	5 mins
Ebbsfleet International	7.3 miles	17 mins
Port of Tilbury	13.2 miles	21 mins
London City Airport	15.3 miles	30 mins
London Gateway	16.3 miles	30 mins
London Gatwick Airport	35.7 miles	36 mins
London Stansted Airport	38.9 miles	41 mins
London Heathrow Airport	56.6 miles	56 mins
Port of Dover	62.2 miles	1h4 mins
Port of Felixtowe	79.4 miles	1h22 mins

secure

Constructed to an high specification the property provides a rare opportunity to acquire a modern, well specified industrial unit with a low site cover of 31.5%.



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INDICATIVE IMAGES

TERMS:

The property is available on a new FRI lease for a term and rent to be agreed.

BUSINESS RATES:

The property has a Rateable Value of £1,400,000 equating to Rates Payable of £450,560 based on the 2024/25 UBR of £0.546.

EPC:

Available upon request.

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