

Orbital 48

To Let . 47,888 sq ft.

Distribution Warehouse.

Under Refurbishment.

Available Q2 2026.

Littlebrook . Dartford . DA1 5FU

Delivering high performance
from day one.

Orbital 48 is a high-specification 47,888 sq ft distribution warehouse located in Dartford's established Littlebrook industrial area. Designed for maximum efficiency and flexibility, the facility is ideally positioned for fast urban access to London and the wider South East logistics network.

With generous loading space, premium office accommodation, and sustainability built into every detail, Orbital 48 offers a ready-to-move-in solution for occupiers seeking scale, speed, and performance.

Orbital 48

Dartford



Located on J1A M25

47,888 Sq Ft of prime logistics space

Fast urban access

Over 4.7m households within 30 miles

Low cost conversion to chill store use

M25 North to Watford & Stanstead

M25 South to M20 & Gatwick

Queen Elizabeth II Bridge (Dartford Crossing)

Orbital 48

Amazon

Wincanton

Europa

In Good Company

- DHL Depot
- Yodel
- British Gas Academy
- Furniture Village
- Davies Turner & Co
- ASDA Distribution Centre
- Pentagon Freight Services
- Tesla Centre
- John Lewis
- Albion Fine Foods
- CEVA Logistics

In Good Company

- GXO Logistics
- Sainsbury's Distribution Centre
- Wincanton
- Amazon
- Europa Worldwide
- Leatham's
- Palfinger
- Mercedes Benz
- Nissan

Albion Road

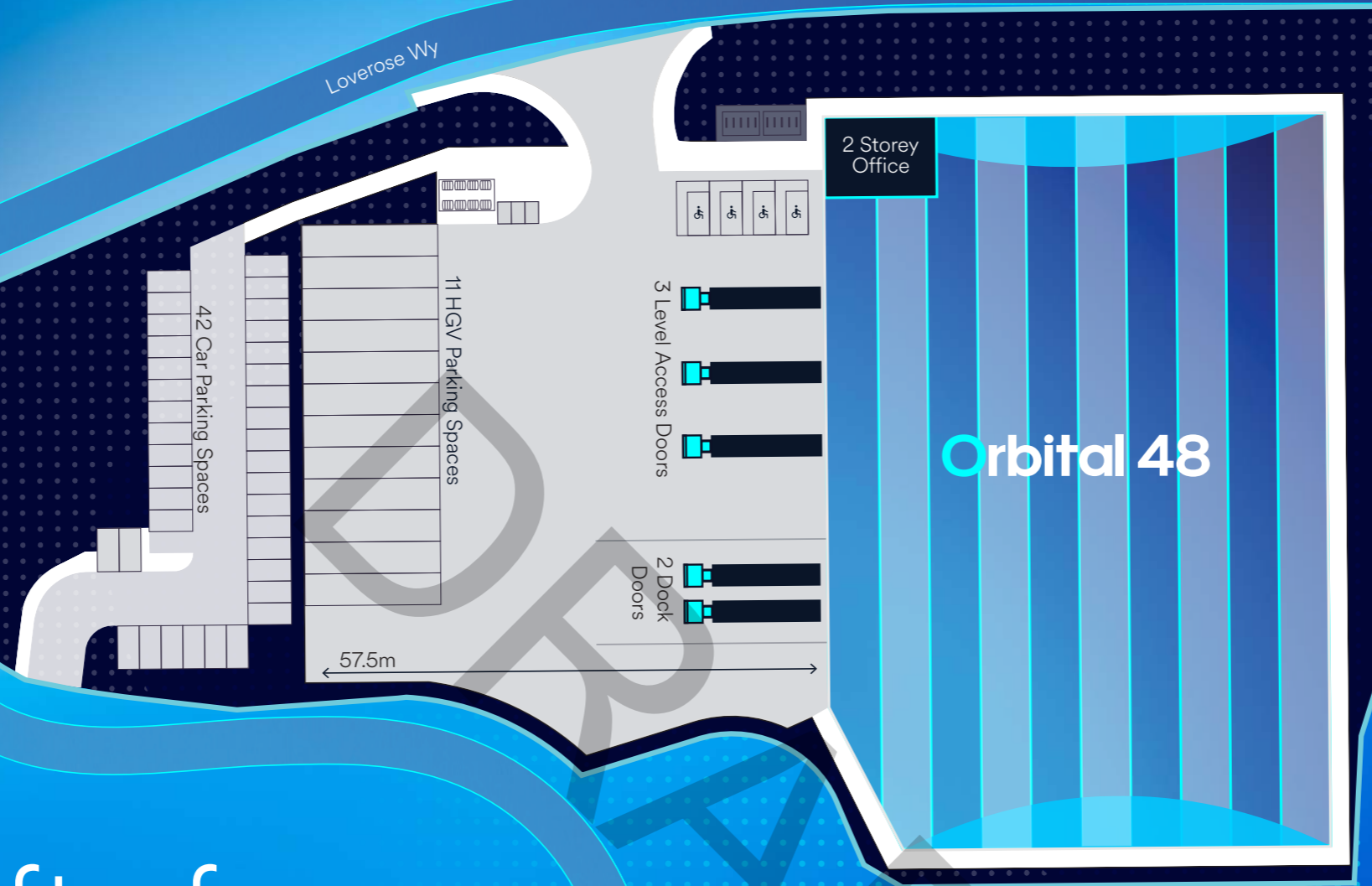
Sainsbury's

47,888 sq ft of Prime Logistics Space.

A modern, high-quality warehouse offering flexible storage and distribution space with excellent access to key transport links. Built for performance and efficiency, the property is ready for immediate occupation and adaptable to a wide range of operational needs.

Orbital 48	Sq M	Sq Ft
Warehouse	4,328	46,586
Offices	121	1,302
Total	4,449	47,888

* to be updated following the completion of refurbishment works



2 Storey Office

Orbital 48

57.5m

42 Car Parking Spaces

11 HGV Parking Spaces

3 Level Access Doors

2 Dock Doors



Fully fitted two-storey office block



Up to 300 KVA



10m clear internal height



57.5m secure yard depth



50kN/sq m floor loading



2 dock level access loading doors



3 level access loading doors



Flexible use, chill store conversion potential



42 car parking and 11 HGV parking spaces

Built for Efficiency and Responsibility.

Orbital 48 is designed to meet modern environmental standards, ensuring lower operational costs and improved sustainability performance. The building achieves a BREEAM "Very Good" rating and includes a range of environmentally conscious features as standard.



15% rooflight provision for enhanced natural lighting



Rainwater harvesting systems



Solar thermal hot water generation



Planet mark certification for ongoing sustainability performance



Orbital 48

Strategically Located for London and the South East.

Situated off Junction 1A of the M25, Orbital 47 offers unrivalled connectivity to London, the ports, and the UK motorway network. The location benefits from immediate access to the A2, A20, and A13, providing seamless routes to Central London and key ports such as Tilbury, London Gateway, and Dover.

The nearby Fastrack bus route links directly to Dartford town centre, Bluewater, Greenhithe, and Ebbsfleet International just 18 minutes from London St Pancras.

Orbital 48 also sits adjacent to The Bridge, a dynamic mixed-use regeneration area with new homes, retail, and education facilities, contributing to a thriving local workforce and community.

Location	Miles
Dartford Station	3.5 miles
Ebbsfleet Int. Railway Station	8 miles
Port of Tilbury	12 miles
London Gateway Port	15 miles
London City Airport	18 miles
Central London	26 miles
Dover	56 miles
Felixstowe Docks	78 miles
Southampton Docks	105 miles

122,000+

Population

90%

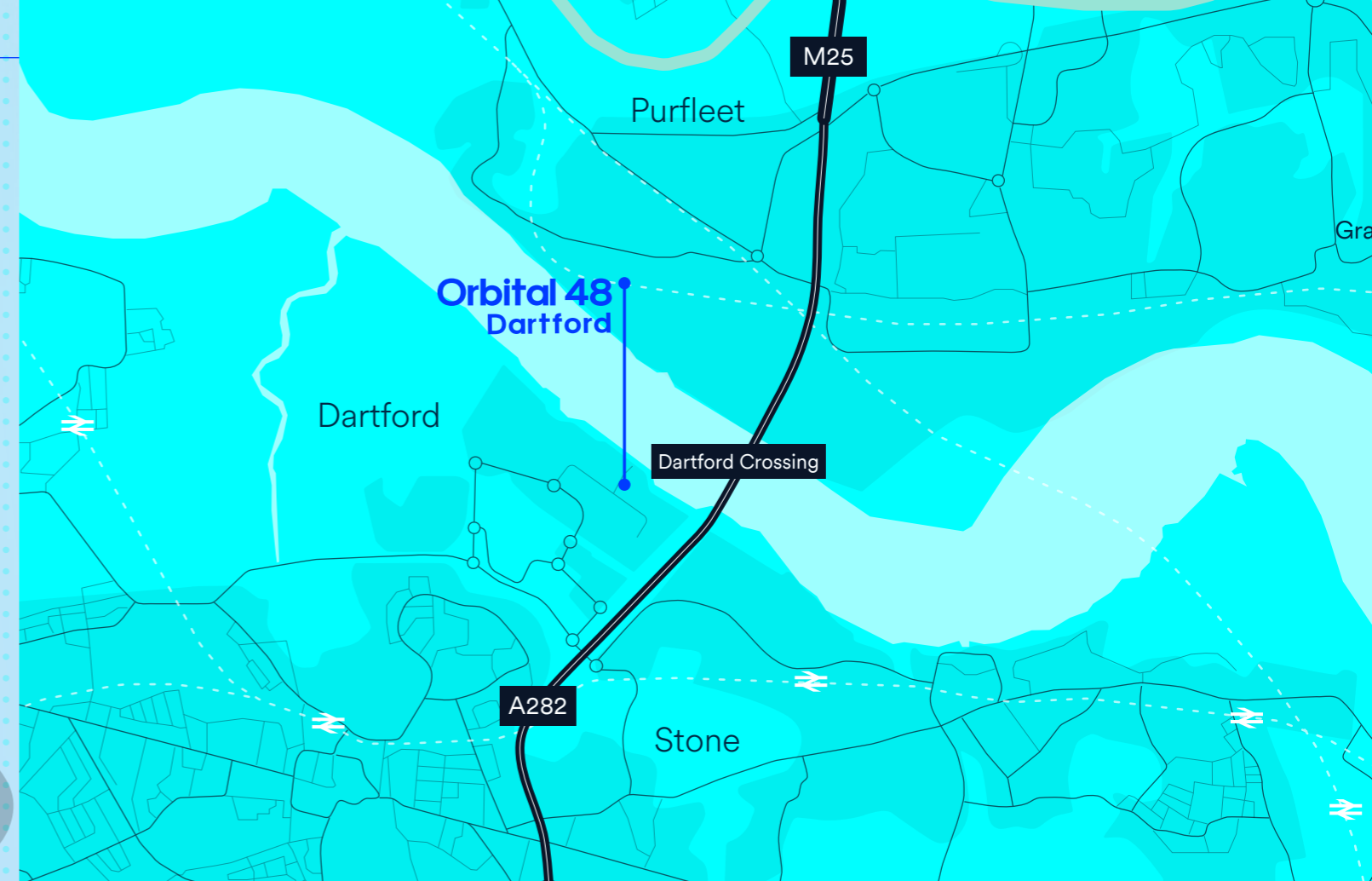
Economically Active

£38,400

Full-Time Median Annual Salary

£739

Full-Time Median Weekly Wage



EPC: A-12

Rent: Upon application

Costs: Each party to bear their own legal costs in this transaction.

Terms: The unit is available by way of new FR&I lease on terms to be agreed.



Orbital 48

For further information or to arrange a viewing,
please contact the joint agents below:

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