



TO LET

Prime located fully concrete surfaced open storage/truck stop site

1.1 - 4.3 Acres

6-7 Menzies Road, Whitfield, Dover CT16 2HQ

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A256

PLOT 1

Warehouse
LET

PLOT 2

MENZIES RD

PRIME LOCATION JUST OUTSIDE OF THE PORT OF DOVER

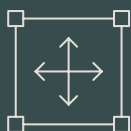
Situated on a 4.28-acre mixed concrete and hardstanding site, Menzies Road Truck Stop offers a rare, prime-positioned depot or fleet opportunity just off the A2.

The property provides secure open storage with 24/7/365 operational rights, making it ideal for logistics, haulage, or truck stop use.

Plot 1 3.2 acres (1.30 ha)

Plot 2 1.1 acres (0.45 ha)

TOTAL 4.3 acres (1.74 ha)



Prime 4.28-acre
logistics hub



Built-in security and
infrastructure for heavy fleet use



True 24/7/365
operational freedom



Immediate access to A2,
Port of Dover and M20 corridor

SECURE & ACCESSIBLE OPEN STORAGE/ TRUCK STOP SITE

A rare opportunity for fleet, haulage, or truck stop operators to occupy a prime-located open storage site within moments of the A2 and Port of Dover.

The property extends to 4.28 acres and comprises a mixed concrete and hardstanding surfaced site throughout, offering a level, regular-shaped yard suitable for a wide range of operational uses. The site benefits from onsite warehousing, offices, restaurant facilities, and welfare amenities.

There is three-phase power, water, and broadband, along with external lighting, 3m-high security fencing, a SNAP parking system, and CCTV. The site provides parking for approximately 130 trucks.

The site benefits from unrestricted 24/7/365 consent for open storage and truck stop operations.



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STRATEGIC DOVER LOCATION

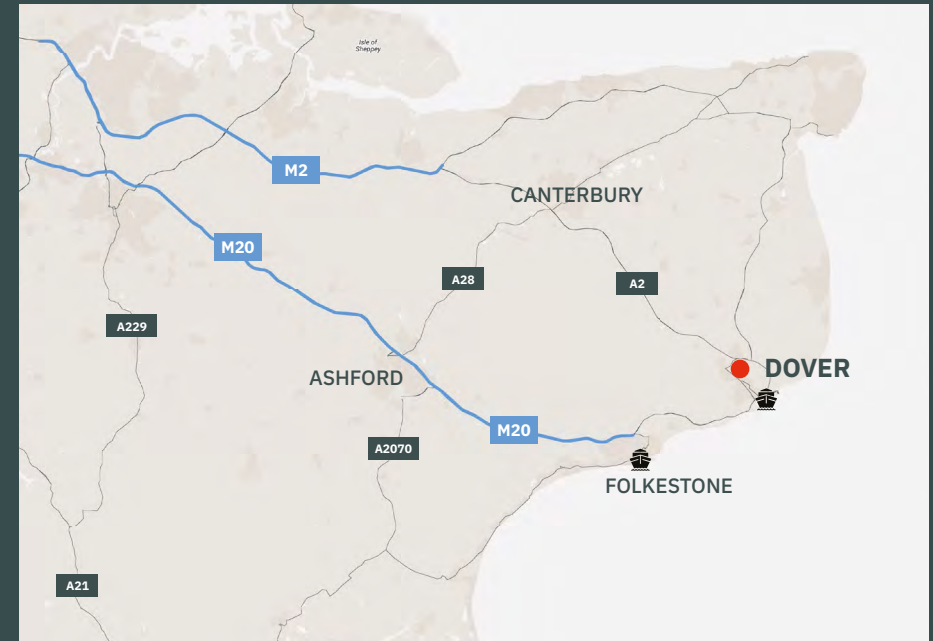
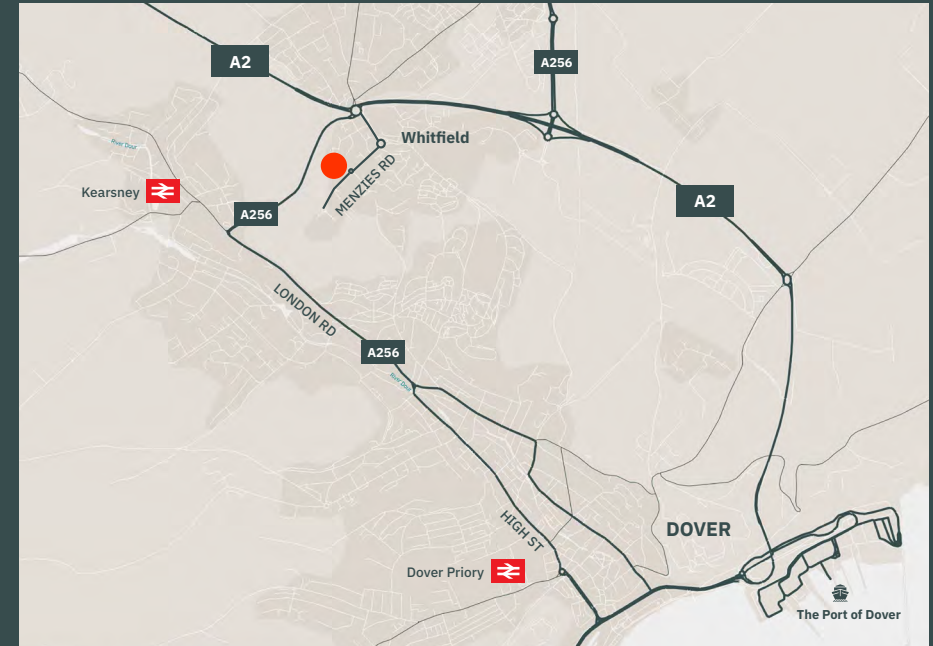
The site occupies a prominent position on Menzies Road, just **0.4 miles from the A2** and **4 miles from the Port of Dover**, providing exceptional accessibility to the Port and motorway network.

EXCELLENT TRANSPORT LINKS

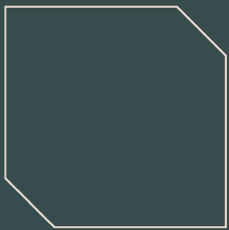
The site benefits from excellent road connectivity:

• A2	0.4 miles	~1 min
• Port of Dover	4 miles	~8 mins
• M2 (Junction 1)	20 miles	~25 mins
• M20 (Junction 13 – Channel Tunnel)	15 miles	~20 mins
• Eurotunnel Terminal, Folkestone	16 miles	~20 mins
• Canterbury	17 miles	~25 mins
• Ashford	22 miles	~30 mins
• Maidstone	45 miles	~50 mins
• London (M25 Junction 2)	70 miles	~1 hour 20 mins

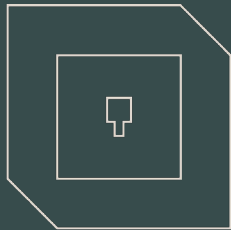
Located within Dover, the site benefits from public transport connections via Southeastern services, providing direct access to London and the surrounding areas.



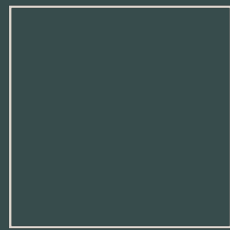
About Concreit



FLEXIBLE



SECURE



OPEN SPACE

Concreit is the UK's leading provider of industrial open storage solutions, offering secure, fully serviced sites tailored to the needs of logistics, construction, and infrastructure businesses. With strategically located facilities featuring HGV-suitable concrete surfaces, 24/7 access, and essential utilities, Concreit ensures seamless operations for clients across the country.

CONCREIT



TENURE

The property is available by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

RENT

Available upon application.

USE

We understand that the property benefits from B8 use class planning allocation. Interested parties are advised to make their own enquiries with the local planning authority.

BUSINESS RATES

Interested parties should make their own enquiries through the local authority.

EPC

The property has an energy performance rating of B-33.

VAT

VAT will be charged where applicable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during any transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.

Get in touch for more information:

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WINDCOOL