

LAST UNIT  
REMAINING



## THURROCK TRADE PARK

OLIVER ROAD ESSEX, RM20 3ED

**MODERN WAREHOUSE/INDUSTRIAL DEVELOPMENT  
AVAILABLE TO LET**





For indicative purposes only (not to scale)

THURROCK TRADE PARK IS A MODERN DEVELOPMENT OF 22 UNITS ON OLIVER ROAD. TOTALLING 112,144 SQ FT (10,418 SQ M) IN UNITS FROM 2,209 SQ FT (205.2 SQ M)

DISTANCES

M25 J30/J31	1.5 miles
Lakeside Shopping Centre	1.5 miles
Purfleet Station	1.9 miles
Chafford Hundred Station	2.5 miles
Dartford Bridge	2.5 miles
Port of Tilbury	6.0 miles
Ebbsfleet International Station	11.0 miles
London Gateway	13.0 miles
London City Airport	14.0 miles
Central London	17.0 miles
Stansted Airport	36.0 miles



UNIT	SQ FT	SQ M	TENANT	EPC
1	3,876	360.1	Drainfast Ltd	
2	3,581	332.7	Mailing Guy Ltd	
3	2,846	264.4	Camso UK Ltd	
4	2,846	264.4	La Boite a Pain	
5	2,846	264.4	La Boite a Pain	
6	2,846	264.4	Magnet Trade	
7	3,559	330.6	Magnet Trade	
8	4,572	424.7	Magnet Trade	
9	8,940	830.5	Euro Car Parts	
10	4,842	449.8	Natural Blender	
11	4,842	449.8	Amouage Ltd	
12	6,097	566.4	Amouage Ltd	
13	4,842	449.8	IDE Systems Ltd	
14	5,759	535.0	La Boite a Pain	
15	8,123	754.6	Jayco Freight	
16	7,311	679.2	WJ Howard	
17	3,257	302.5	Regal Gaming	
18	2,238	207.9	Brothers STS	
19	2,209	205.2	Trucktyre	
20	2,209	205.2	AVAILABLE	
21	3,346	310.8	Sunny Ventures Ltd	C - 63
22	21,158	1,965.6	PTS	

PLOT	ACRES	TENANT
7	0.5	Drainfast Ltd

\*Sizes (GEA)

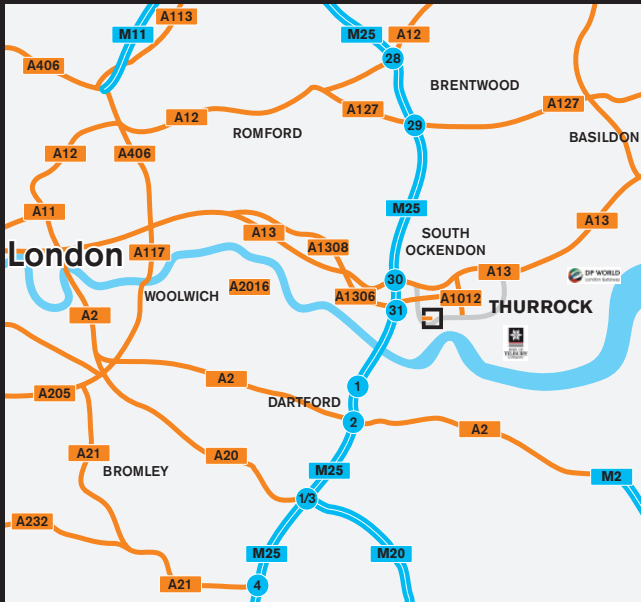
- SPECIFICATION
- B1(c), B2 and B8 consents
  - Eaves height: 6m
  - Floor loading: 35 kN/m²
  - Electric vertical lift loading doors
  - 10% roof lights
  - Allocated parking and service yards
  - First floor offices include suspended ceilings, carpeting, heating and lighting
  - WC Facilities
  - 24 hour security
  - Units can be combined to provide a range of sizes





## LOCATION

Oliver Road connects with the M25 at Junctions 30/31 within 1.5 miles to the north via St Clements Way and Stonehouse Lane. Lakeside Shopping Centre and Chafford Hundred railway station are a short distance to the north. Neighbouring occupiers include the Royal Mail Distribution Centre, Daily Mail Printworks and the Co Operative regional distribution centre.



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## TERMS

The units are available to let on new full repairing and insuring leases on terms to be agreed.

## VIEWING

Strictly by appointment through the joint sole agents:

**TOM BOOKER**  
tom.booker@altusgroup.com



**DANIEL HARNESS**  
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