

EASTERN AVENUE | WEST THURROCK | RM20 3LW



VALOR PARK THURROCK¹⁵⁷



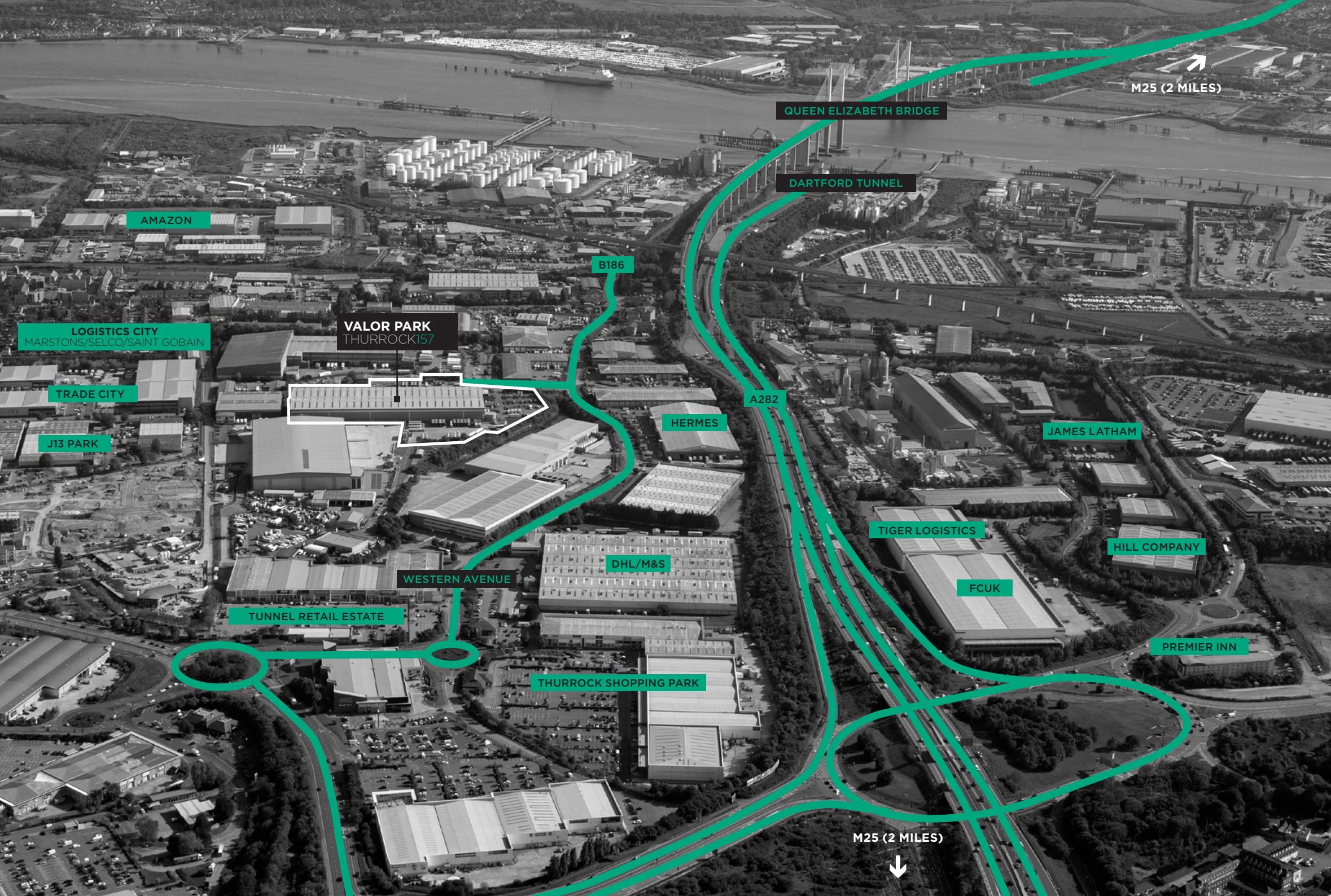
AVAILABLE SUMMER 2019
M25 LOGISTICS OPPORTUNITY
156,958 SQ FT (14,582 SQ M)

HIGH QUALITY TO BE FULLY REFURBISHED

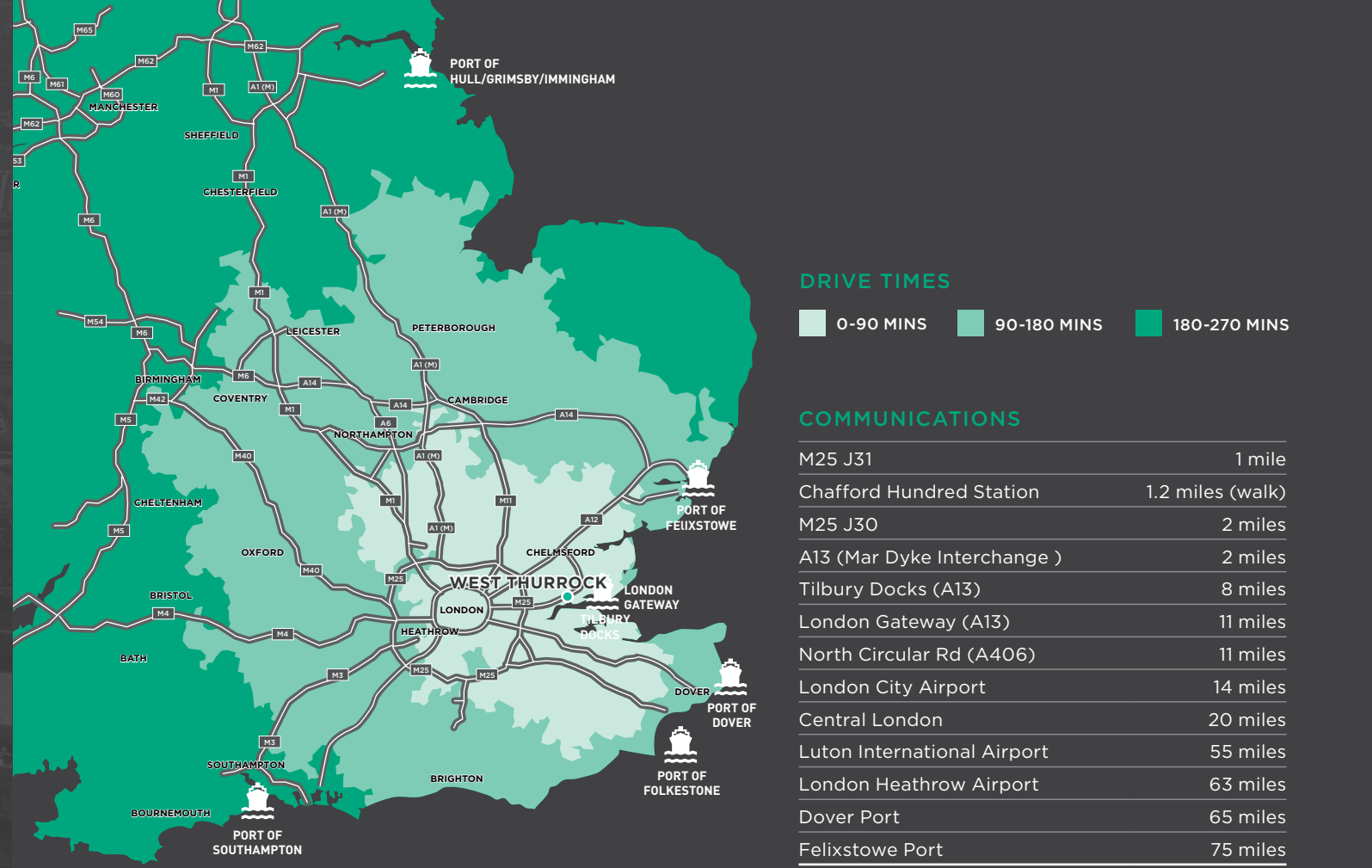


THURROCK157 is a modern purpose built logistics building constructed in 1999 extending to 156,958 sq ft (GIA), set on a 9-acre site area.

Situated in West Thurrock, the largest regeneration area in the UK and fastest growing local economy, the property benefits from excellent transport links and access to the A13 and M25.



LOCAL
OCCUPIERS:



DRIVE TIMES

0-90 MINS	90-180 MINS	180-270 MINS
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COMMUNICATIONS

M25 J31	1 mile
Chafford Hundred Station	1.2 miles (walk)
M25 J30	2 miles
A13 (Mar Dyke Interchange)	2 miles
Tilbury Docks (A13)	8 miles
London Gateway (A13)	11 miles
North Circular Rd (A406)	11 miles
London City Airport	14 miles
Central London	20 miles
Luton International Airport	55 miles
London Heathrow Airport	63 miles
Dover Port	65 miles
Felixstowe Port	75 miles



156,958 SQ FT

REFURBISHED SPACE



11 DOCK LEVEL
LOADING DOORS



2 LEVEL ACCESS
LOADING DOORS



12.26M
EAVES HEIGHT



50KN/M² FLOOR
LOADING CAPACITY



YARD DEPTH
UP TO 60M



POTENTIAL FOR CROSS
DOCK FACILITY



2 SECURE YARDS WITH
SEPARATE ACCESS POINTS



161 CAR PARKING
SPACES



68 HGV PARKING
SPACES



TWO STOREY
OFFICES



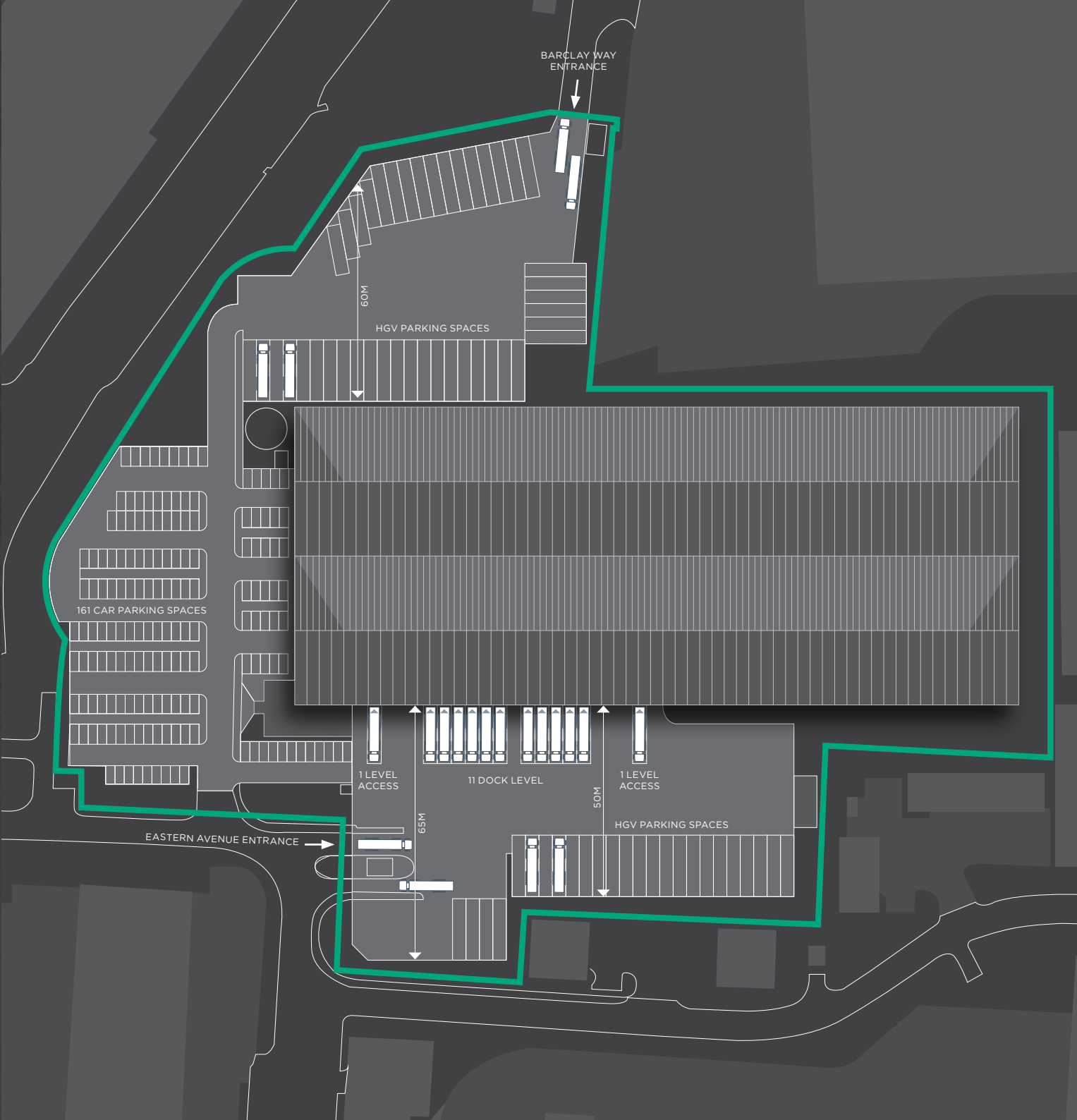
SPRINKLER
SYSTEM



COMFORT COOLING
SYSTEM

ACCOMMODATION	sq ft	sq m
Warehouse	149,186	13,860
GF Offices	3,819	355
FF Offices	3,698	343
Gatehouse	255	24
Total	156,958	14,582

(Measured on a GIA basis)



WELL CONNECTED

LOCATION

The unit lies alongside the elevated section of the M25 motorway on Eastern Avenue at West Thurrock, one of south Essex's largest industrial / distribution areas. Junction 31 of the M25 is only 1 mile from the unit and is accessed via the A282 to the north of the estate. Just over 2 miles from the unit is Junction 30 of the M25, which is also the junction for the A13 that provides access to Greater and Central London.

The unit is less than two miles from the intu Lakeside Shopping Centre and the QE2 Dartford Bridge.

TERMS

Leasehold. Further details available upon application.

EPC

EPC rating of E.

CONTACTS

For further information or to arrange an inspection, please contact the joint agents.

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