

GT110



Grade A warehouse/industrial
unit of **110,771 sq ft**
Leasehold or Freehold

www.GT110.co.uk

Central Avenue, West Thurrock RM20 3WZ



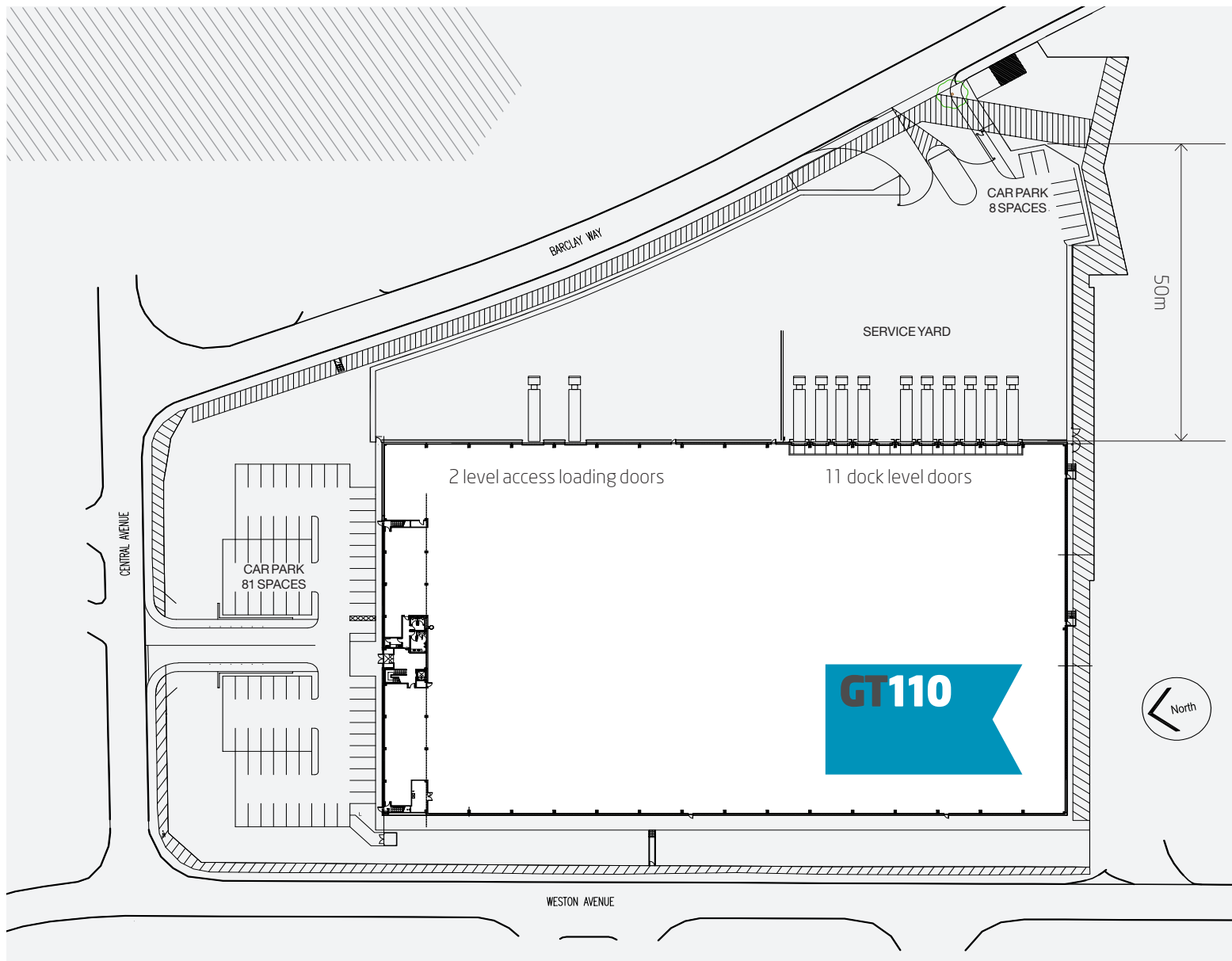
Description

The unit offers a high quality, self-contained industrial/ distribution warehouse of approximately 110,771 sq ft (10,291 sqm).

EPC Rating: B-50

Accommodation (GIA)

	sqm	sqft
Warehouse	9,203	99,062
GF offices	465	5,010
FF offices	488	5,254
Mezzanine	134	1,445
Total	10,291	110,771



Warehouse

- Minimum 10.5m clear height
- 11 dock level doors
- 2 level access loading doors
- 50 kN/sq m (1,000 lbs/sq ft) floor loading
- FM2 floor level
- Loading bay canopy
- Heating and lighting

Offices

- Fully fitted offices
- Raised access floors
- Suspended ceilings
- Central heating
- Passenger lift

External

- Secure, self-contained site
- Secure service yard (50.5m max)
- Security lighting
- 89 car parking spaces

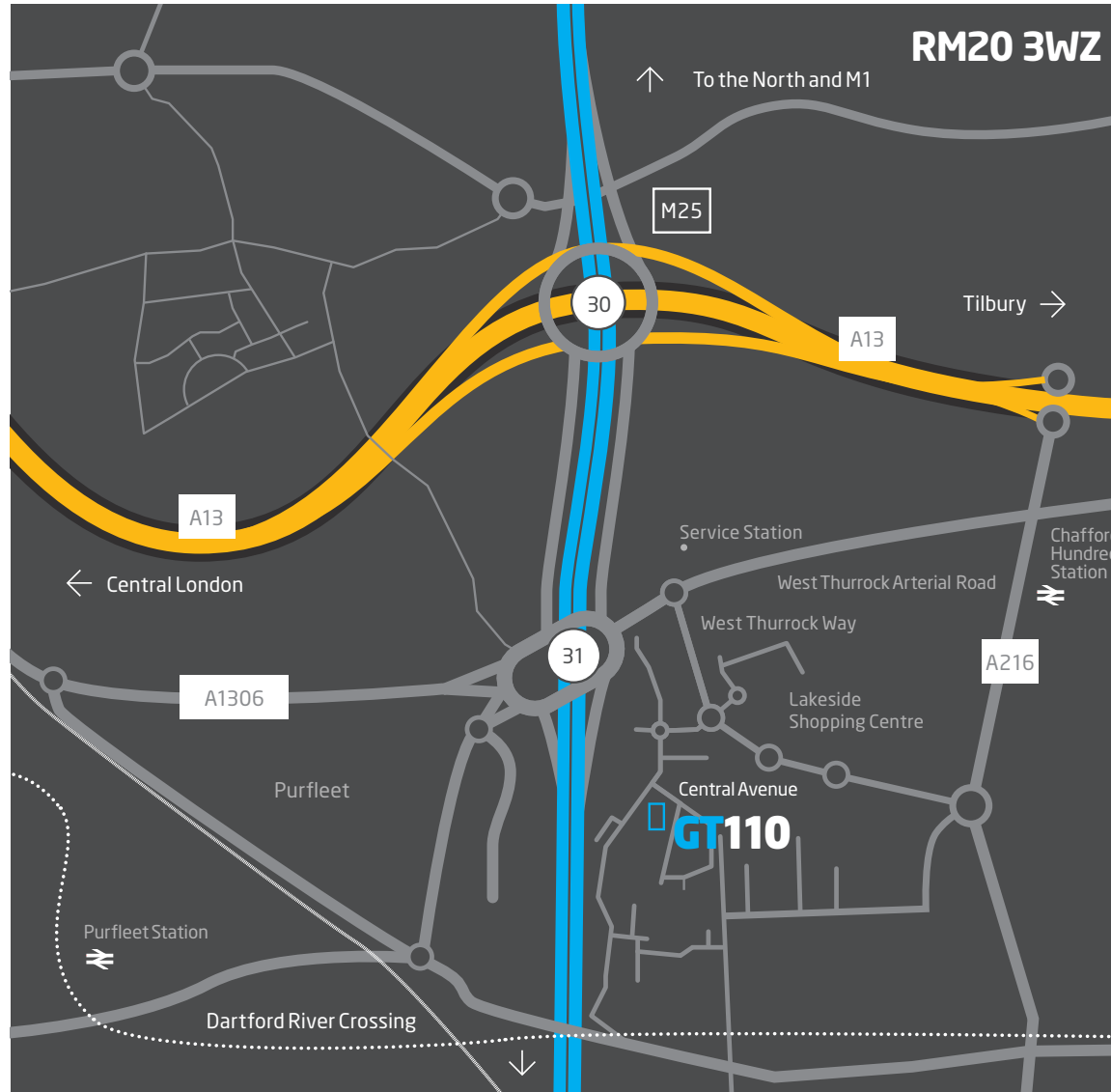


Location

The property is located at the junction of Weston Avenue and Central Avenue in the established warehouse/industrial area of West Thurrock.

The site benefits from excellent access to the M25 at junctions 30 and 31 with Junction 30 providing direct access to the Docklands and the City via the A13. The building is situated nearby to the amenities of Lakeside retail park and shopping centre.

London City Airport	14.2 miles
M25 J30	1.8 miles
M25 J31	0.8 miles
Tilbury Docks (A13)	8.5 miles
London Gateway (A13)	11.0 miles
North Circular Rd (A406)	10.4 miles



Terms

Freehold or leasehold. Further details are available from the joint agents.

Contacts

For further information or to arrange an inspection please contact joint agents:



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