

THURROCK 162

J30/31 M25 • LONDON • RM20 3FG

NEW 162,056 SQ FT
INDUSTRIAL/WAREHOUSE UNIT

AVAILABLE NOW





THURROCK 162

THURROCK 162 is a new 162,056 sq ft speculatively built distribution centre in one of the UK's key logistics locations.

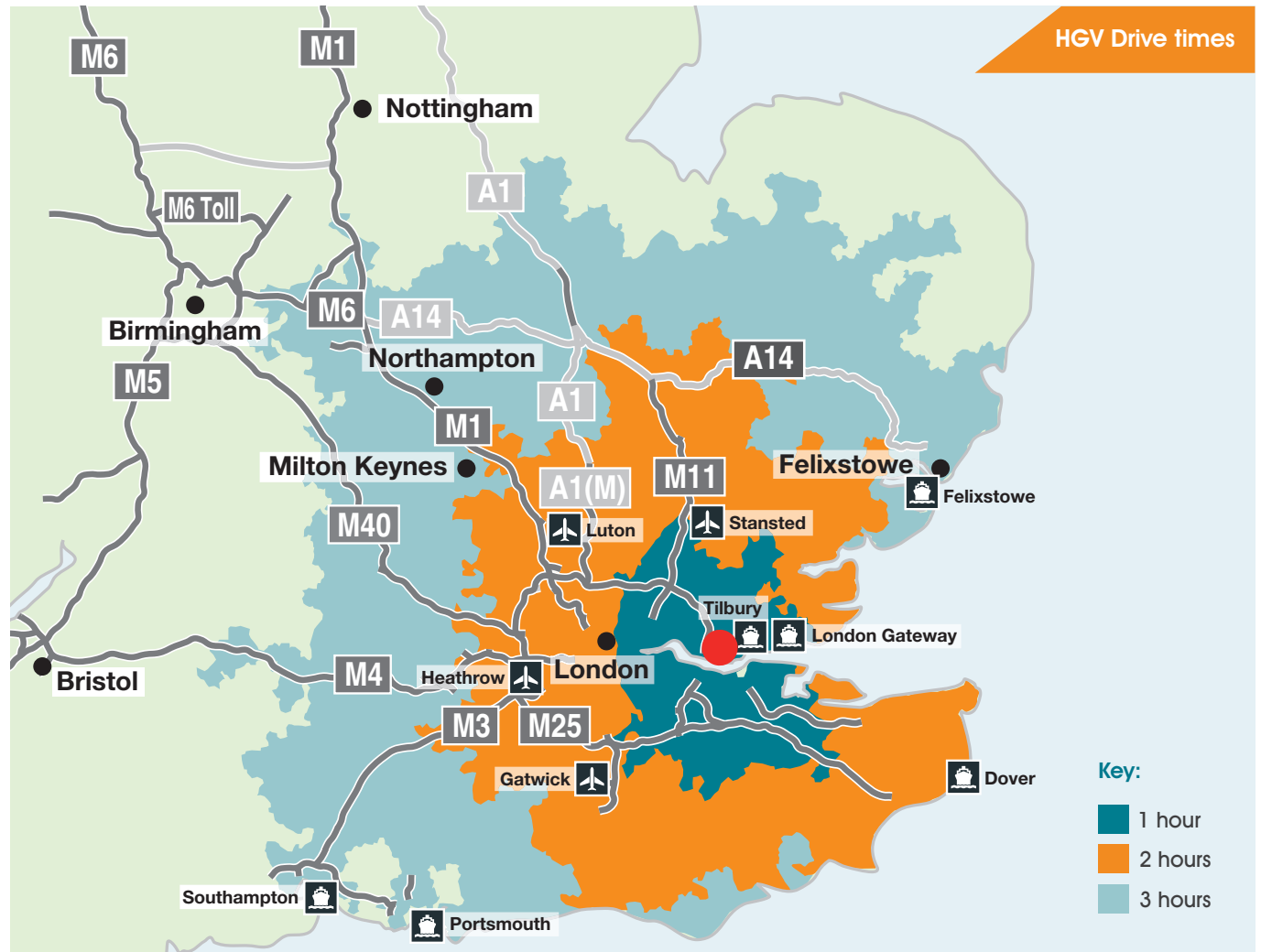
It is strategically located at West Thurrock, close to Junctions 30/31 of the M25, giving easy access to London and the South East region.



ROCK SOLID LOCATION

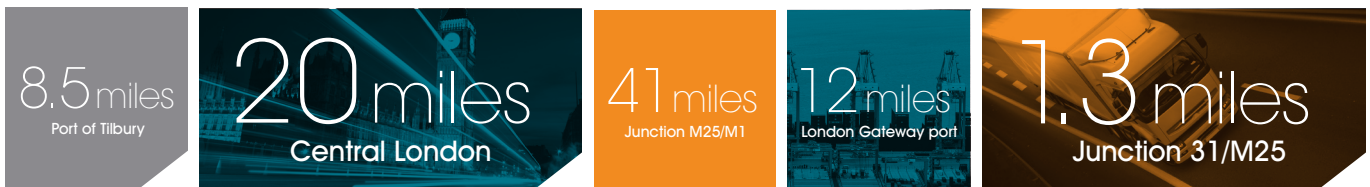
THURROCK 162 is strategically located in West Thurrock just 1.3 miles from J31 of the M25, providing an immediate link to the national motorway network.

DP World London Gateway port is also easily accessible from the site.



Drive Distances

Port of Tilbury	8.5 miles
London Gateway Port	12.3 miles
City Airport	14.3 miles
Stratford	16.3 miles
Central London	20 miles
Stansted Airport	35 miles
Gatwick Airport	38 miles
Channel Tunnel Dover	63 miles
Felixstowe	76 miles





Indicative CGI image

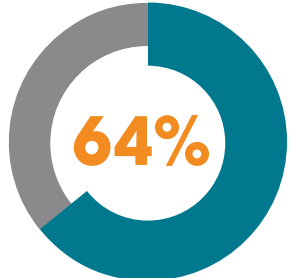
SAT NAV: RM20 3FG

EMPLOYMENT MATTERS

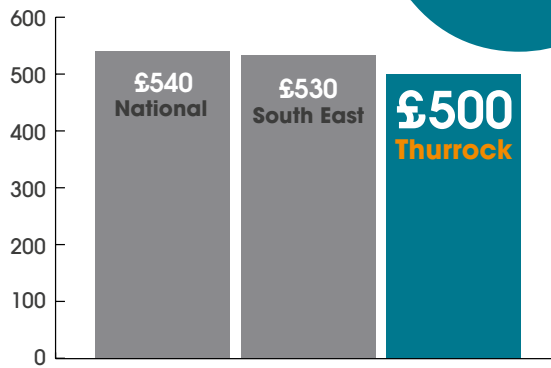
There is a large population of approximately 3,836,000 within a 30 minute drive, 64% of which is of working age. 5% of the population are actively seeking employment.

As an established location THURROCK 162 is served by a good supply of quality labour, which is more cost effective than the typical rates in the South East and nationally.

Working age workforce within a 30 minute drive



Average gross weekly pay in Thurrock:



5% UNEMPLOYMENT WITHIN THE THURROCK AREA compared to the national average of **4.7%**

Source: nomisweb.co.uk

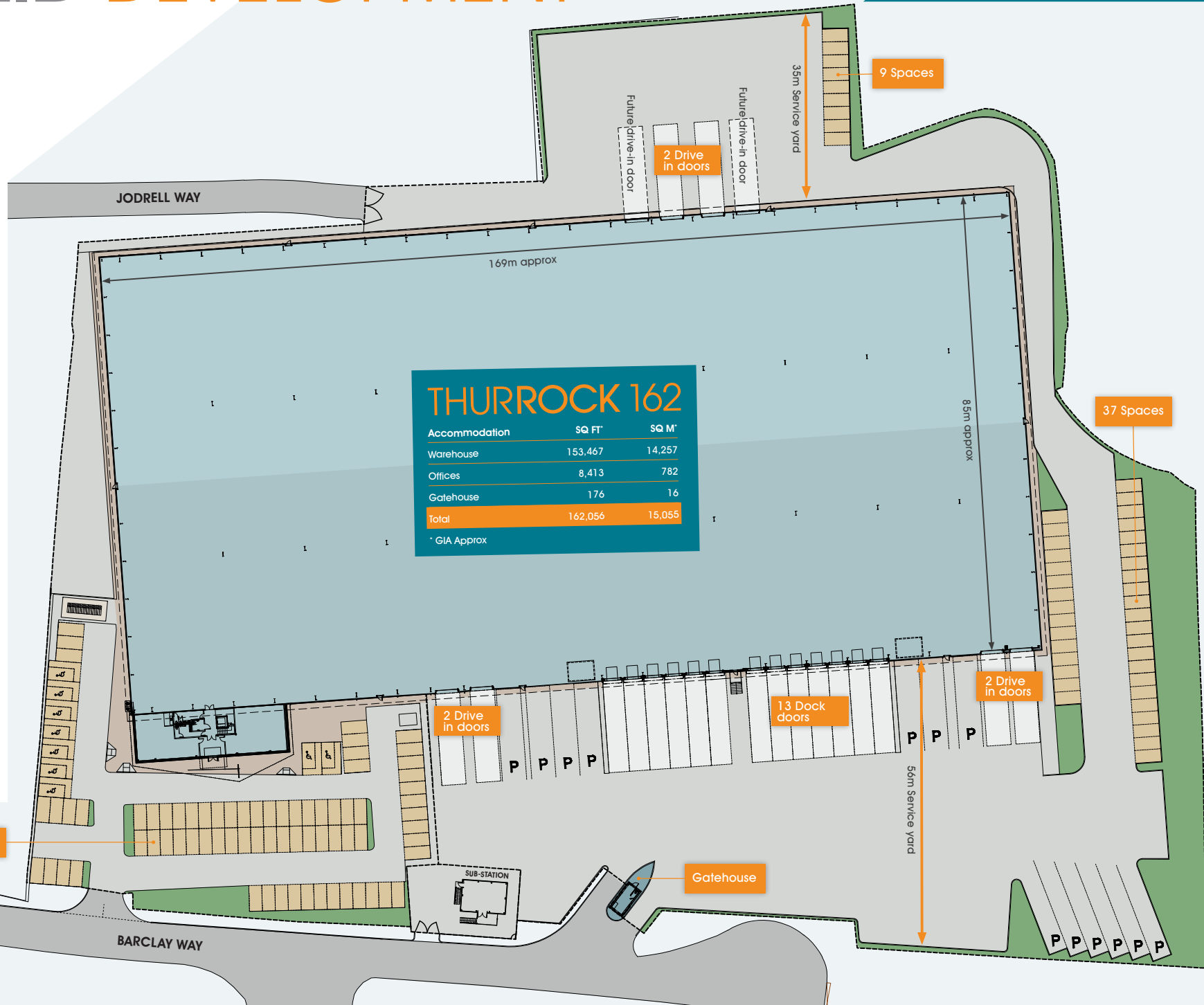
ONE SOLID DEVELOPMENT

AVAILABLE NOW

LOADED SPECIFICATION

Specification:

- ▶ 7.6 acre site
- ▶ 13 dock & 6 level loading doors
- ▶ Double sided loading
- ▶ Warehouse height: 13m clear internal rising to 16m at apex
- ▶ 128 car parking spaces
- ▶ 13 HGV parking spaces
- ▶ Self-contained secure gated site
- ▶ Up to 56m service yard
- ▶ 3 storey offices
- ▶ 17MVA power supply available
- ▶ EPC 'A' rating
- ▶ BREEM 'Very Good' rating



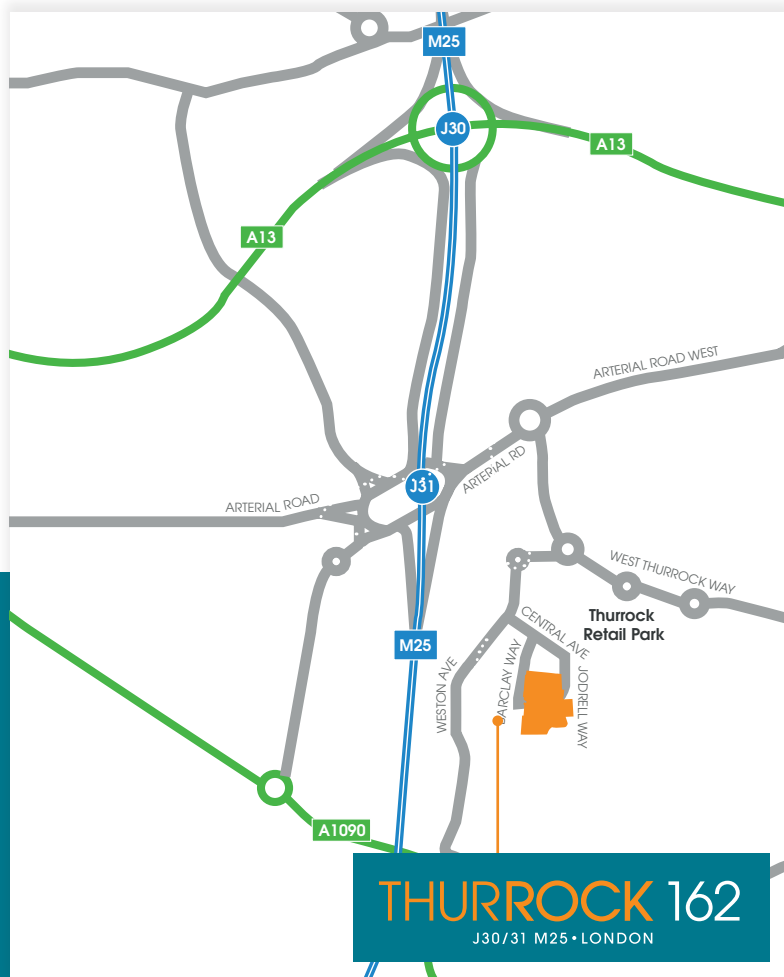
THURROCK 162

Accommodation	SQ FT	SQ M
Warehouse	153,467	14,257
Offices	8,413	782
Gatehouse	176	16
Total	162,056	15,055

* GIA Approx

ROCK SOLID CONNECTIONS

West Thurrock is strategically located on the east M25 close to the Dartford River crossing. Close proximity to the A13 allows direct access to Central London as well as swift access to the East Coast ports including London Gateway.



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GRAFTONGATE

Legal & General

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