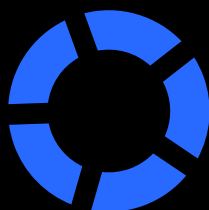


Unit 10
TO LET

9,272 Sq Ft
Total Site Area
circa 2 Acres



CASTLE PARK
WEST THURROCK

732 London Road
West Thurrock
RM20 3NL

Detached Industrial / Warehouse With
Two Storey Offices and Substantial Yard
Extensively Refurbished

Specification

A comprehensively refurbished detached unit of c.9,272 sq ft with 2 storey office accommodation and an extensive yard on a total site of c.2 acres.



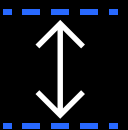
Total Site Area
Circa 2 Acres



EPC B45 Valid until
06/02/34



Concrete & Tarmac
Surfaced Yard



4.83m
Eaves Height



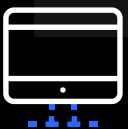
1x Roller Shutter
Loading Doors



Steel Portal
Frame



Excellent Access
To The M25



Refurbished Two
Storey Offices

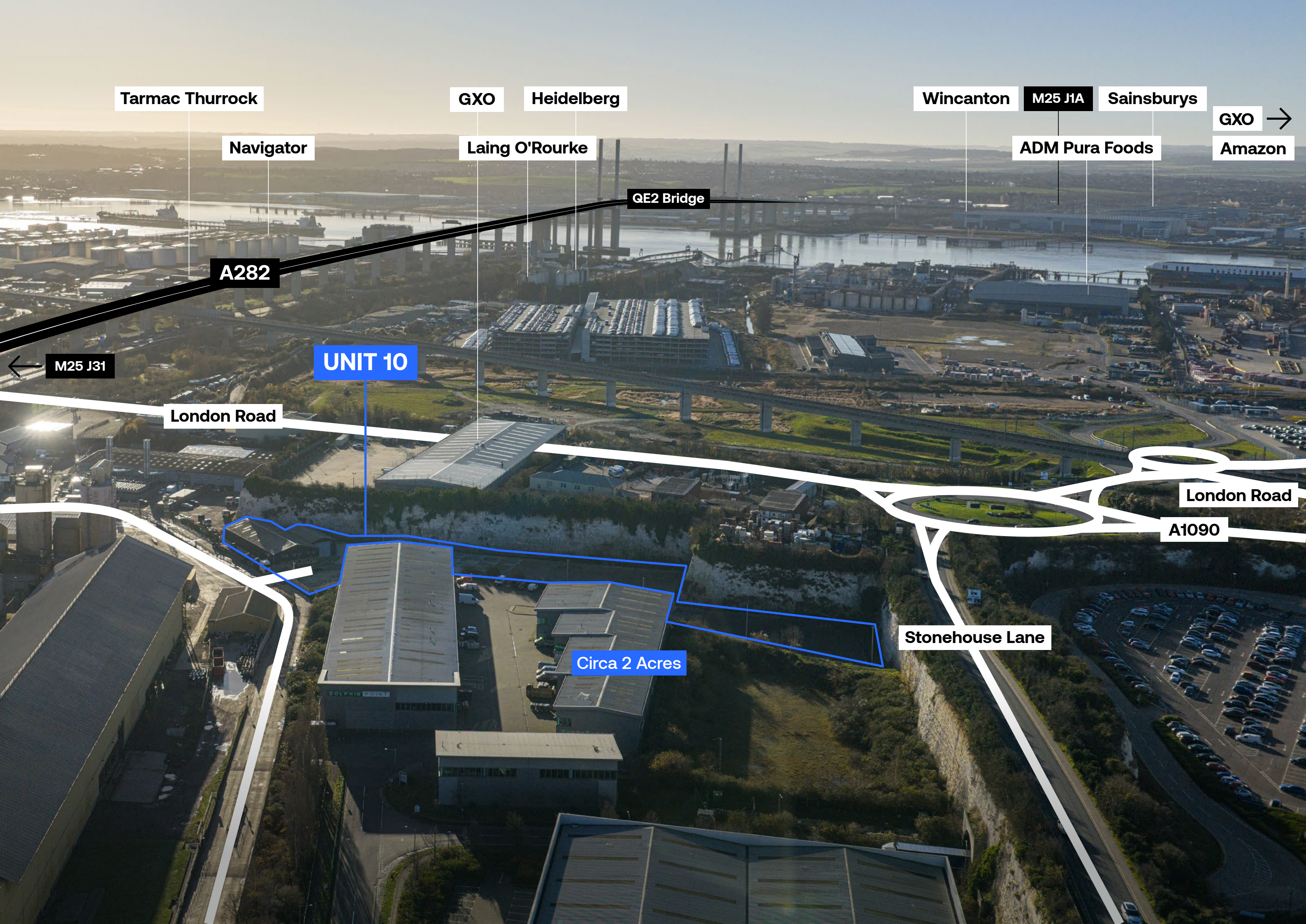


Gated And
Secure Site



Flood
Lighting





Tarmac Thurrock

Navigator

GXO

Heidelberg

Laing O'Rourke

Wincanton

M25 J1A

Sainsburys

GXO →

Amazon

ADM Pura Foods

QE2 Bridge

A282

← M25 J31

UNIT 10

London Road

London Road

A1090

Stonehouse Lane

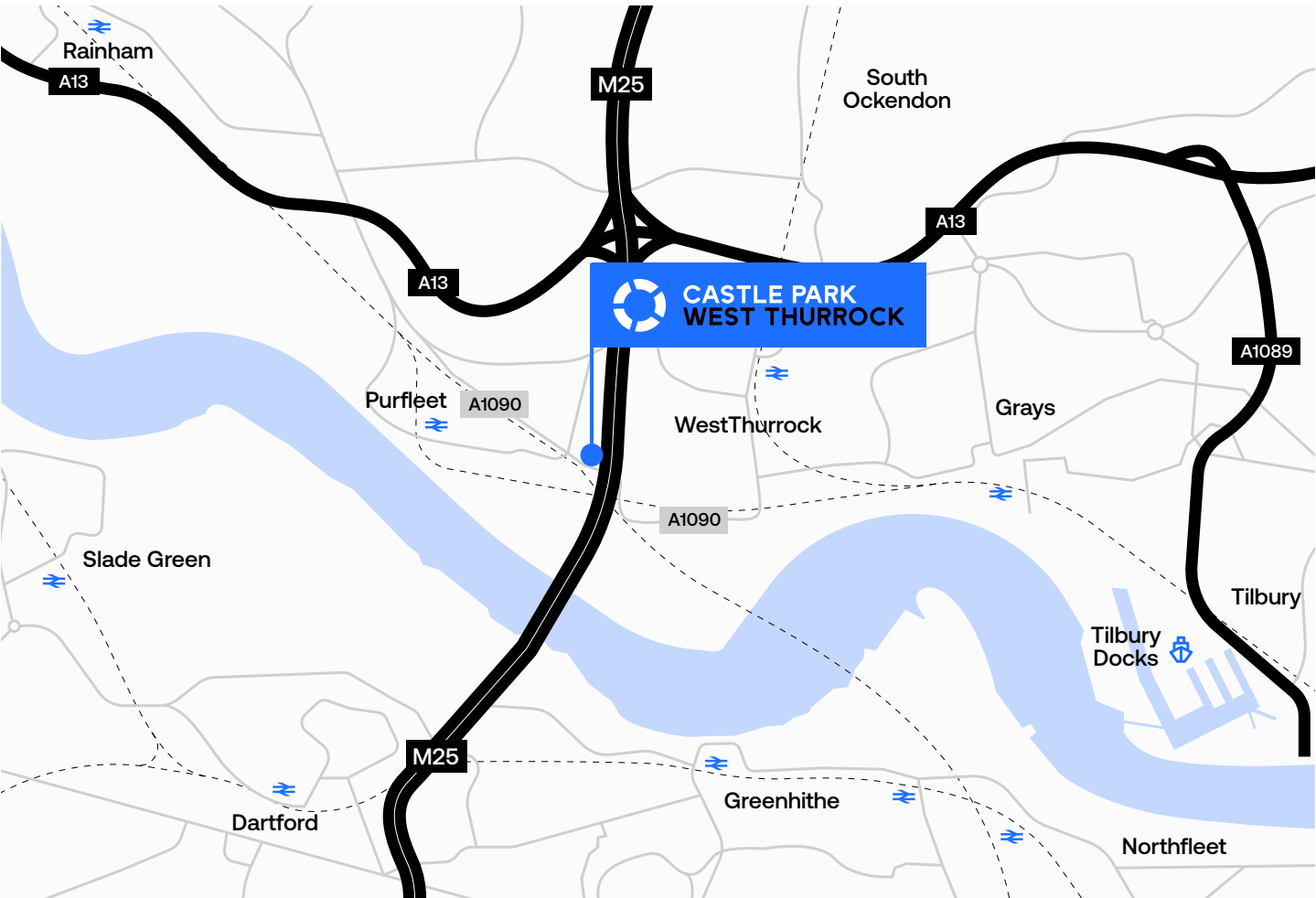
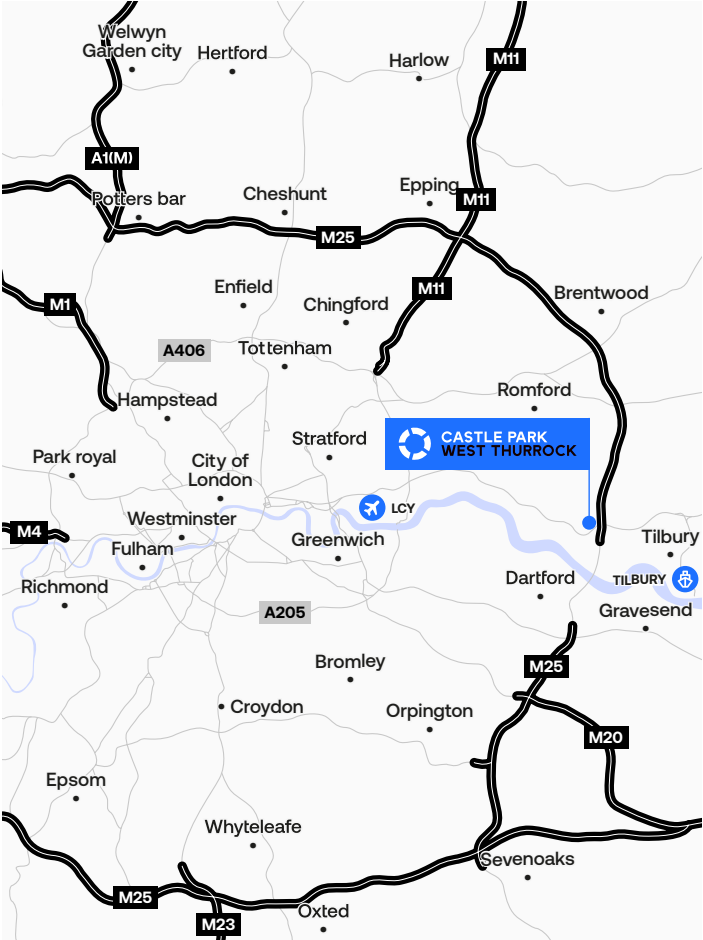
Circa 2 Acres

Location

Castle Park, West Thurrock benefits from excellent transport connections, with close proximity to the M25 and Dartford Crossing. The location also offers easy rail access to Central London, with Purfleet station providing a quick 29-minute journey to Fenchurch Street.

Location	Miles	Mins
Dartford	6.8	13
London Gateway Port	11.5	18
Purfleet Station	1.6	5
Central London	19	45

Transport Links	Miles	Mins
M25 Junction 30	1.2	4
A13	2.1	6
M25 Junction 2	5.7	12
A406	9.9	14



Accommodation

A level linear part concrete surfaced yard enclosed by cliff faces, and steel fencing with a gated entrance.

At the entrance of the site is a detached and refurbished industrial warehouse of steel portal frame construction with external elevations of brickwork and profile metal sheeting. Access is via a single level access door and two storey internal offices are provided.

The accommodation comprises the following approximate areas:

Area	Sq Ft	Sq M
Warehouse	7,411	688.50
Ground/1st Floor Office	1,861	172.89
Total	9,272	861.39
Total Site Area	Circa 2 Acres	

Local Occupiers



Rent

Rent on application.

Business Rates

Interested applicants are advised to contact Thurrock Council on 01375 652 960 for verification of the rates payable.

Service Charge

A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

EPC Rating

Upon Enquiry.



Jim O'Connell
j.o'connell@glenny.co.uk
+44 (0)7768 070 248



Tom Booker
tbooker@shw.co.uk
+44 (0) 7881 848 160

Toby Coldbreath
tcoldbreath@shw.co.uk
+44 (0) 7947 373 875



RM20 3NL
cars.games.ranks