

VALOR PARK THURROCK

PLANNING
OBTAINED



DEVELOPMENT OPPORTUNITY
121,179 SQ FT (11,258 SQ M) INDUSTRIAL / LOGISTICS
UNIT ON A SELF-CONTAINED SITE

LOCAL
OCCUPIERS:



EBB



121,179 SQ FT SELF-CONTAINED ACCOMMODATION



TWO STOREY
OFFICE



15M CLEAR
INTERNAL HEIGHT



3 LEVEL
ACCESS DOORS



73 CAR PARKING
SPACES



12 DOCK
LEVEL DOORS



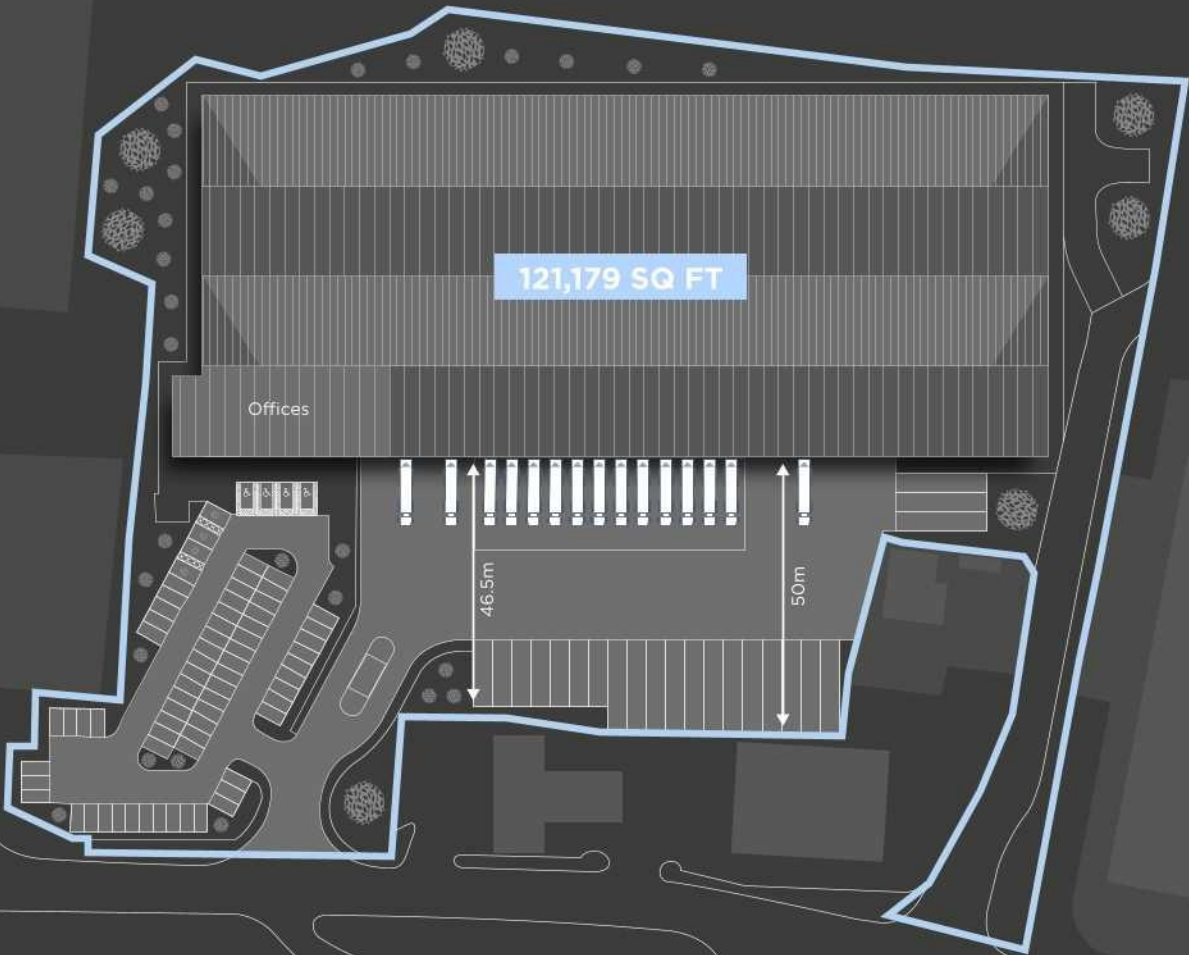
SECURE
SITE

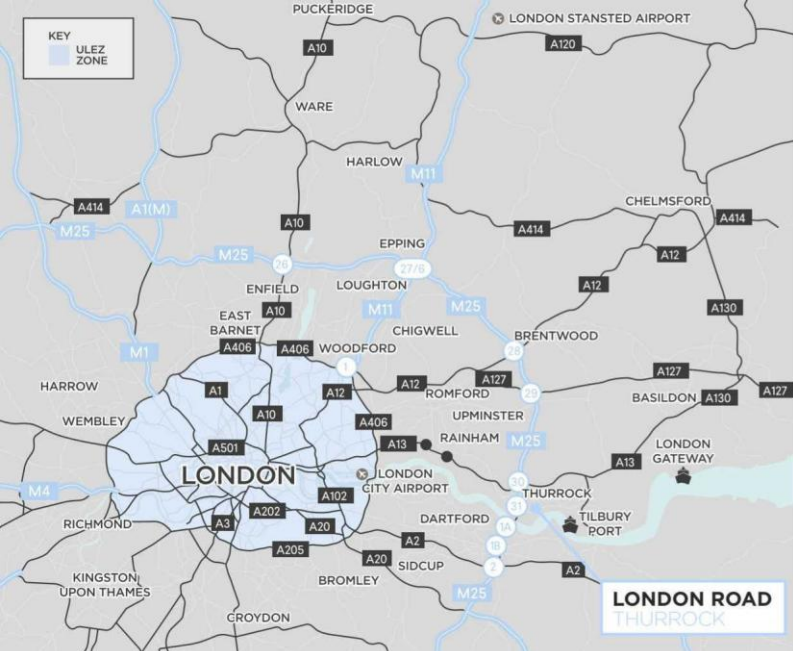
DESCRIPTION

Planning has been obtained for a 121,179 sq ft industrial / logistics unit with the accommodation, positioned on a self contained secure site, will comprise a brand new warehouse of steel portal frame construction. Modern high-quality office accommodation is provided across 3 floors, as well as dedicated welfare space. The property benefits from 3 level access loading doors and 12 dock level loading doors, as well as 73 car parking spaces and 15 HGV trailer parking spaces.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	108,080	10,040.91
GF offices	1,056	98.10
FF offices	4,941	459.03
SF offices	4,941	459.03
TF plant room	1,913	177.71
Gatehouse	248	23.00
Total GIA	121,179	11,257.77





LOCATION

The site is strategically located close to Junction 31 (1.5 miles) and Junction 30 (2 miles) of the M25, which connects with the A13 providing easy access to Central London to the west and the Ports of Tilbury and London Gateway to the east.

The site is 1.4 miles from the intu Lakeside Shopping Centre and the QE2 Dartford Bridge, which provides numerous retail and leisure amenities, and is 1.4 miles from Chafford Hundred Station.

MAIN ROADS

	MILES	TIME
M25 J31	1.5	5 mins
A13	2.0	5 mins
Dartford Crossing	3.0	8 mins
A2	6.0	10 mins
North Circular Rd	12.0	22 mins
Central London	20.0	40 mins

Target A.

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

The unit is available by way of a new FR&I lease on terms to be agreed.

Tilbury Docks (A13)	9.2	16 mins
London Gateway (A13)	11.6	20 mins
Dover Port	67.0	1 hr 10 mins
Felixstowe Port	76.0	1 hr 20 mins

AIRPORTS

	MILES	TIME
London City Airport	14.0	24 mins
London Stansted Airport	35.0	39 mins
London Gatwick Airport	37.6	40 mins
Luton International Airport	55.0	1 hr 5 mins
London Heathrow Airport	59.0	1 hr 3 mins

LOCAL POPULATION



SOURCE: Nomis

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



Stephen Richmond

srichmond@shw.co.uk

07771 900 682

Toby Coldbreath

tcoldbreath@shw.co.uk

07947 373 875

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