



# ULTRA BOX

PURFLEET | RM19 1TT

TO LET  
498,723 SQ FT (46,333 SQ M)



# LOCATION & COMMUNICATIONS

Purfleet is located in the Borough of Thurrock and sits on the north side of the Thames Estuary, approximately 18 miles (30km) east of Central London and 7 miles (11km) north of Dartford.

The property provides a prime established inner M25 industrial and distribution location, 1 mile north of Dartford, serving Greater London and the South East due to the excellent road communications and proximity to major UK freight terminals.

The property is located on the Purfleet Bypass providing access to Junction 31 of the M25 and the A13, which in turn provide access to Greater London and the wider South East motorway network.

Due to the excellent transport links, the area is popular with a range of national occupiers including Tesco, XPO, Ocado, Amazon, Unilever and DHL.



## AIR

AIR LINKS	TIMES
London City	20 minutes
Stansted	35 minutes

## ROADS

MOTORWAY LINKS	DISTANCE
M25	1.4 miles
A13	1.6 miles
A406	9.2 miles
London Gateway Port (Deep Sea Port & Rail Terminal)	11 miles
Tilbury (Port & Rail)	12.5 miles
M11	14.4 miles

## RAIL

RAIL LINKS	TIMES
London Paddington	25 minutes
London Waterloo	65 minutes
Purfleet Station	05 minutes
London Liverpool/Fenchurch Street	28 minutes
Channel Tunnel	70 minutes



QUEEN ELIZABETH BRIDGE

C.Ro Ports

ROYAL OPERA HOUSE -  
HIGH HOUSE PRODUCTION PARK

**ULTRA  
BOX**  
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M25/A13

A1090







# 498,723 SQ FT HIGH QUALITY LOGISTICS UNIT

The property comprises a modern highly specified distribution warehouse with a two storey ancillary office accommodation totalling 498,723 sq ft (46,332 sq m) GIA.



## ACCOMMODATION

	GIA (sq ft)	GIA (sq m)
Main Warehouse	440,214	40,897.3
Ground Floor Office	23,415	2,175.3
First Floor Office	17,415	1,617.9
Second Floor Office	17,679	1,642.4
<b>TOTAL</b>	<b>498,723</b>	<b>46,332.9</b>



**12M**  
MINIMUM  
EAVES



**45**  
LORRY PARKING  
SPACES



**4**  
LEVEL ACCESS  
LOADING DOORS



**42**  
DOCK LEVEL  
LOADING DOORS



**50M**  
YARD DEPTH



**226**  
CAR PARKING  
SPACES



**50KN/M2**  
FLOOR LOADING



**1.6 MVA**  
POWER



**SECURE**  
SELF CONTAINED  
SITE WITH  
GATEHOUSE



**30**  
ACRES

- ▲ DOCK DOOR
- LEVEL ACCESS DOOR

PURFLEET BYP

HGV Parking

Second Floor Office  
17,679 SF

First Floor Office  
17,415 SF

Ground Floor Office  
23,415 SF

347'

120'

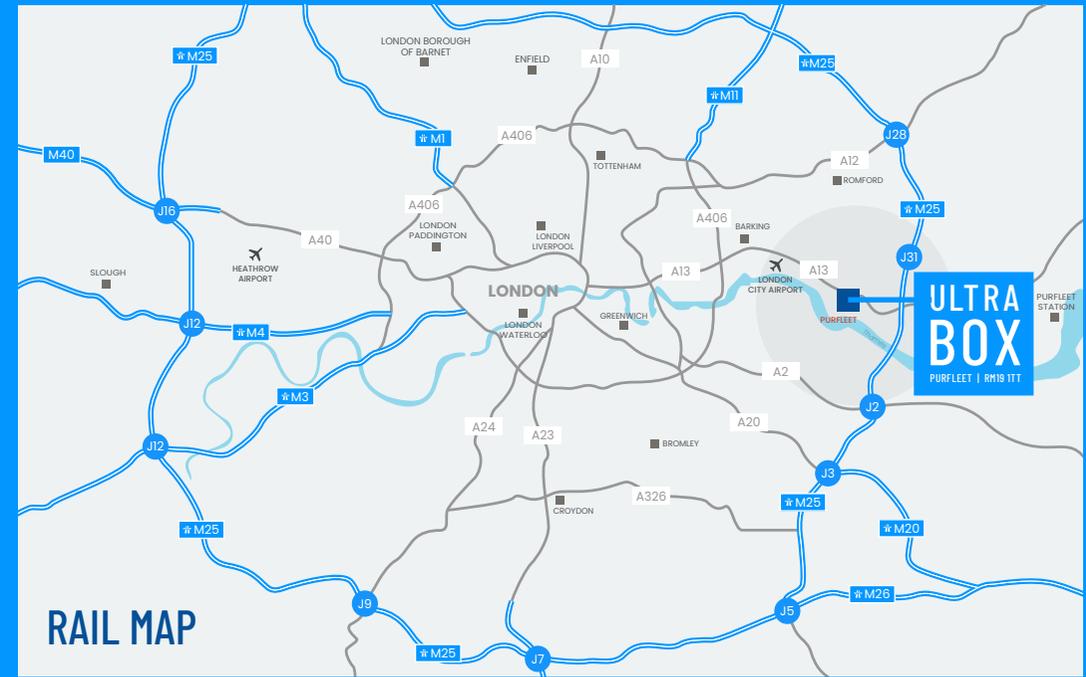
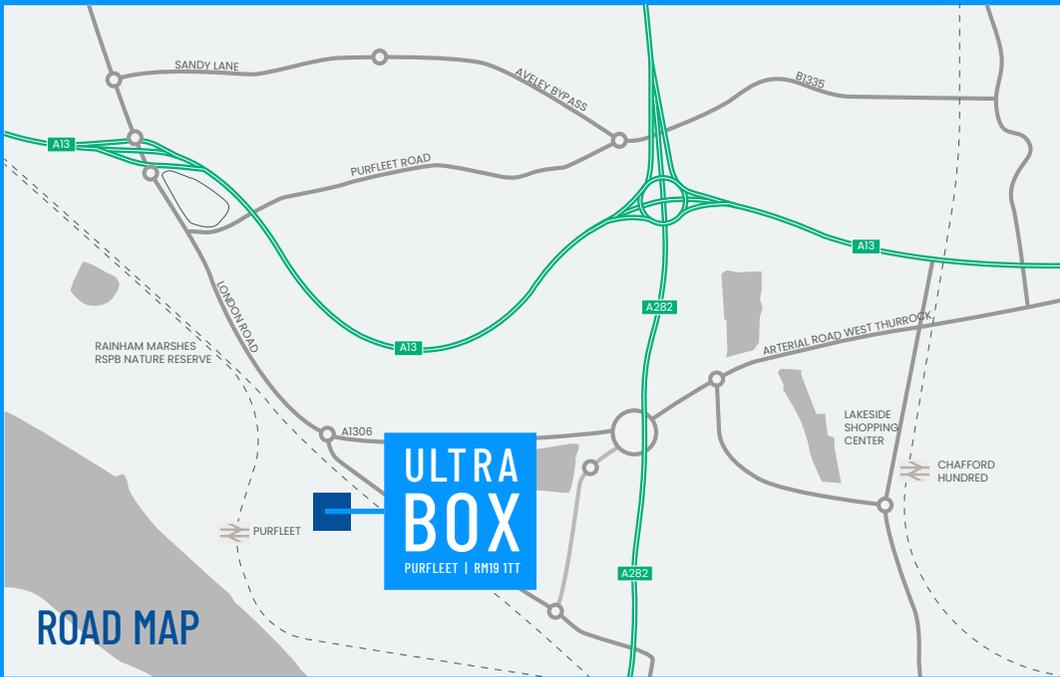
**ULTRA BOX**

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129'

146'





## TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

## EPC

Available upon request.

## CONTACTS

For further information or to arrange a viewing please, contact:

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