

250,850 Sq Ft
Industrial / Warehouse Unit
To Let



Available Now
Western Avenue, West Thurrock,
RM20 3LJ

BULK 250 **[M25]**



UNRIVALED LOCAL AMENITY. SERVICING CENTRAL LONDON AND THE WIDER SOUTH EAST

BULK250 is well located on Weston Avenue, one of South Essex's largest industrial areas.

West Thurrock is situated between the M25 (Junction 30 / 31) and the A13 and in close proximity to Lakeside Shopping Centre and neighbouring retail parks. Its location provides direct access to the national motorway network, the Dartford Tunnel and QE2 Crossing.

BULK²⁵⁰ [M25]



BULK 250



J31

M25

South

Weston Avenue



BULKING UP FOR YOUR BUSINESS NEEDS

FLEXIBILITY TO SUIT OCCUPIER REQUIREMENTS,

OFFERING UP TO:

48 HGV PARKING SPACES

159 VAN PARKING SPACES

300 CAR PARKING SPACES

EXTENSIVE REFURBISHMENT TO BE UNDERTAKEN

BULK250 has been fully refurbished internally and externally to maximise embodied carbon savings in construction and promote energy efficiency throughout.

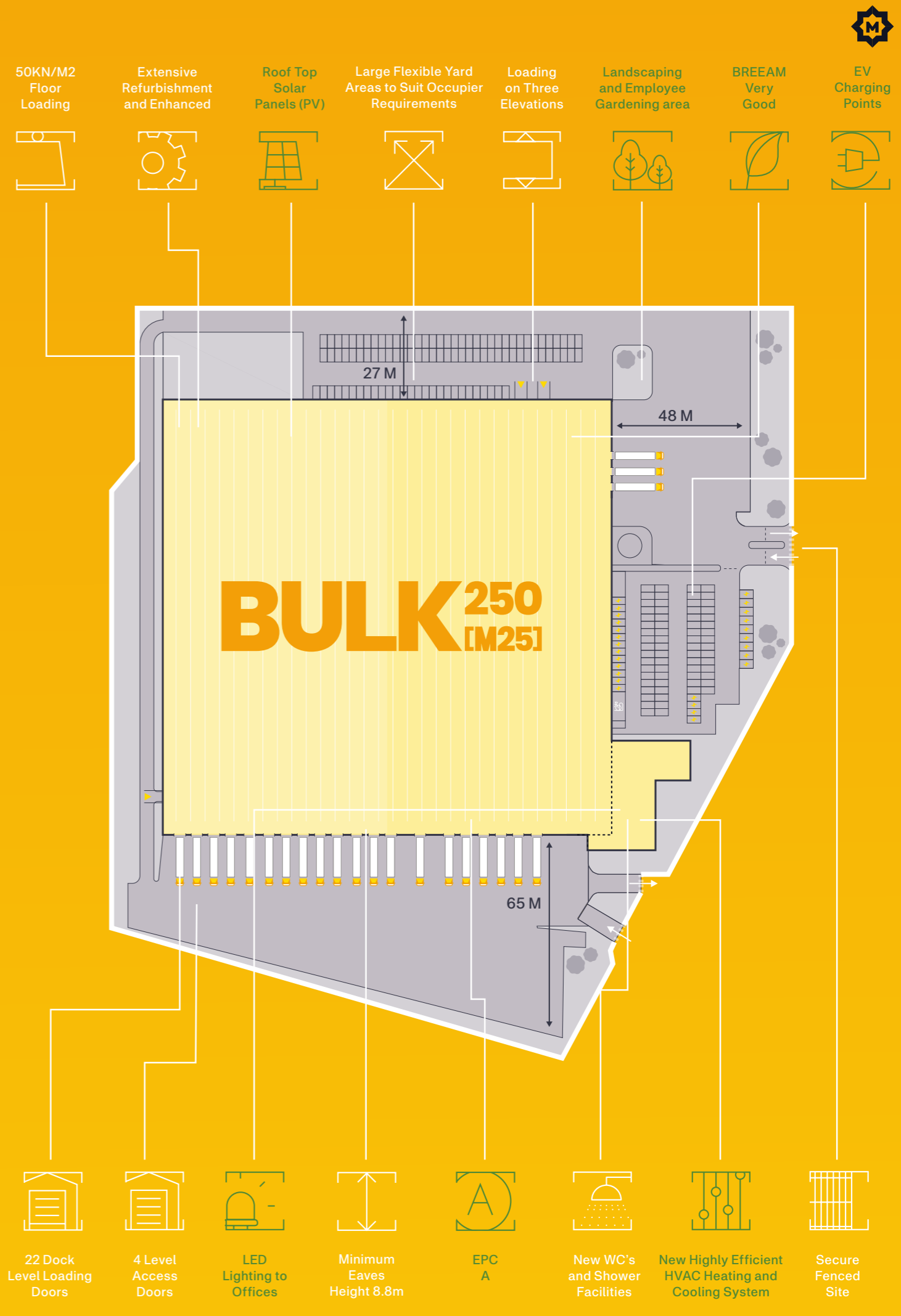
This includes a full office re-fit with new LED lighting and new efficient HVAC heating and cooling. Installation of Electric Vehicle charging points and the provision of on-site renewable energy through rooftop Solar PV.

Externally the main south concrete yard has been extended up to 65m. In addition the east concrete yard is being extended up to 48m (0.63 acres) and the north car park / storage yard has been widened to 0.64 acres.

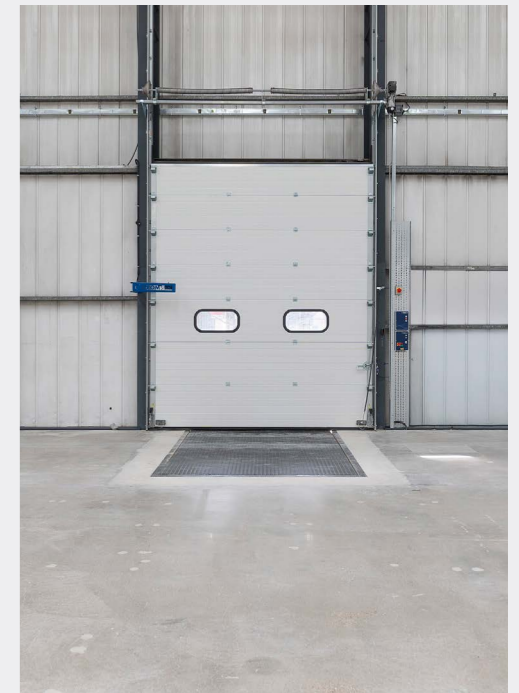
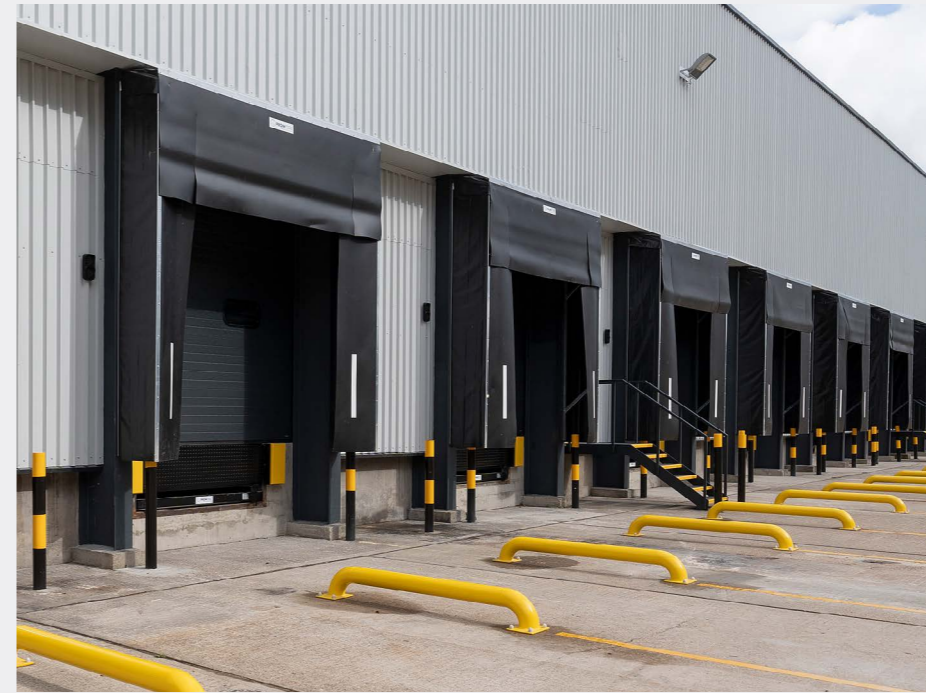
The unique offering will allow occupiers flexibility to accommodate various uses from car/van parking HGV and trailer storage to external general goods storage.

BULK250	SQ M	SQ FT
Warehouse	21,949	236,260
Office	1,355	14,590
Total	23,304	250,850

Approx GIA



*Indicative site boundary





SEAMLESS CONNECTIVITY TO KEY TRANSPORTATION HUBS



Port of Tilbury
8.5 miles / 14 mins



London City
15 miles / 25 mins



M25 J31
1.1 miles / 1 min

London Gateway
10 miles / 16 mins

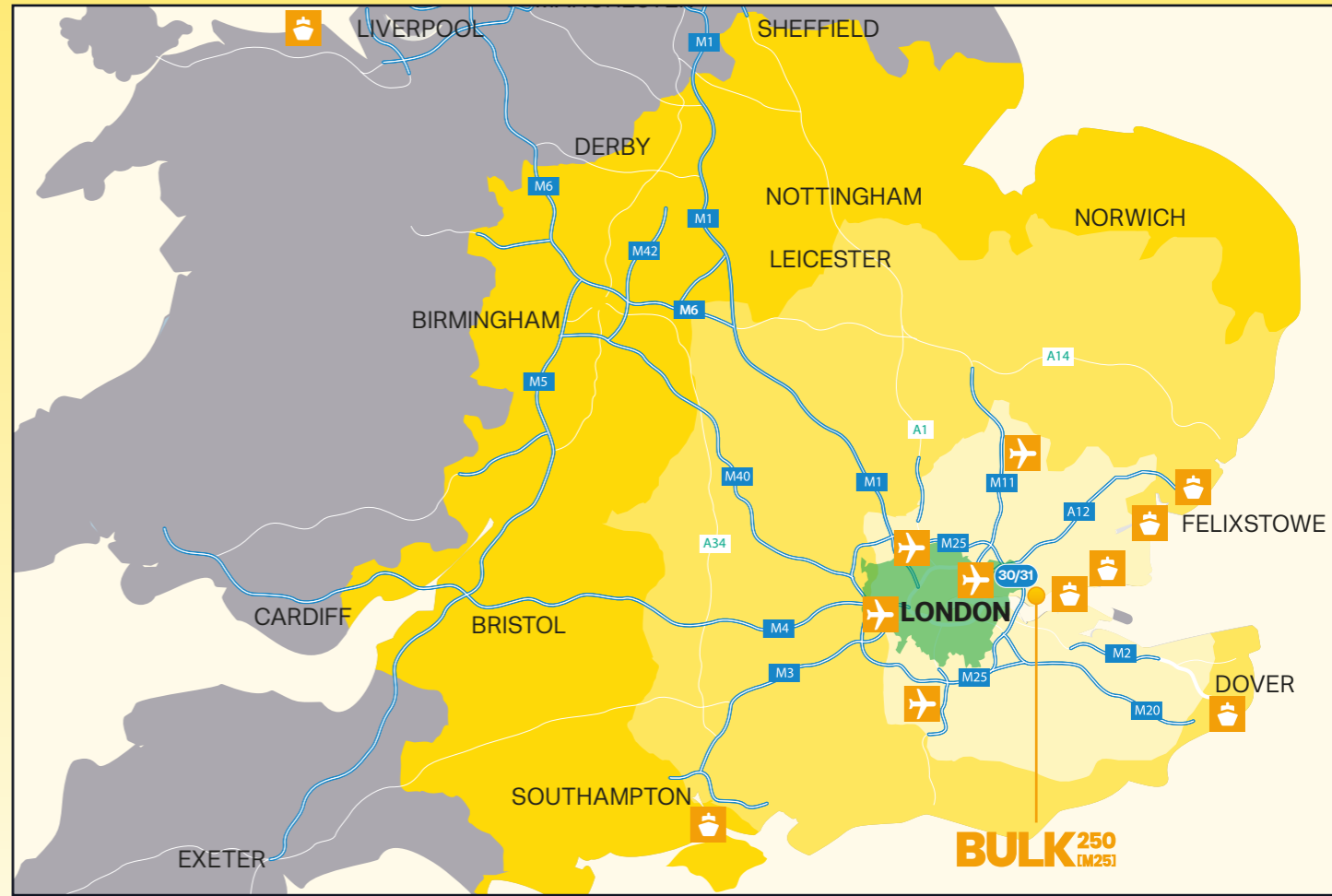
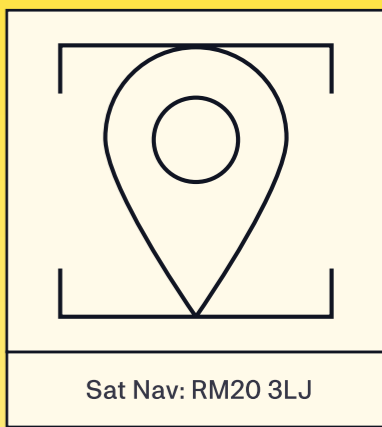
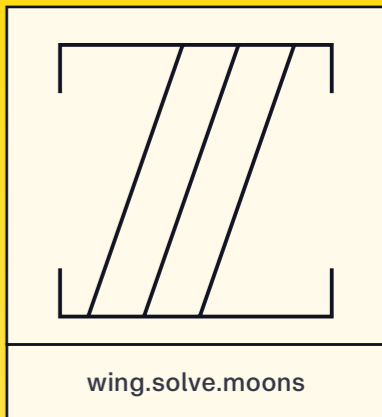
Stansted
35 miles / 39 mins

M20 J1
9 miles / 13 mins

Dover
66 miles / 1 hr 10 mins

Gatwick
37 miles / 40 mins

M11 J6
18 miles / 21 mins



Outside Congestion Charge and ULEZ

HGV DRIVE TIMES

- 3 Hours
- 2 Hours
- 1 Hour

BULK²⁵⁰ [M25]

DTRE

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 **MIRASTAR**