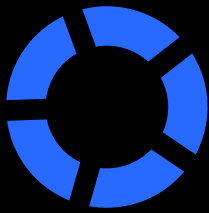


Unit 10
TO LET

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.



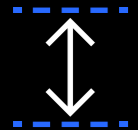
Total Site Area
Circa 2 Acres



EPC B45
Valid until 06/02/34



Concrete & Tarmac
Surfaced Yard



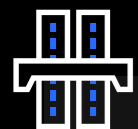
4.83m
Eaves Height



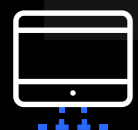
1x Roller Shutter
Loading Doors



Steel Portal
Frame



Excellent Access
To The M25



Refurbished Two
Storey Offices



Gated And
Secure Site



Flood
Lighting



Tarmac Thurrock

Heidelberg

Wincanton

Sainsburys

GXO

Navigator

Laing O'Rourke

GXO

M25 J1A

ADM Pura Foods

Amazon

QE2 Bridge

M25 J31

A282

UNIT 10

London Road

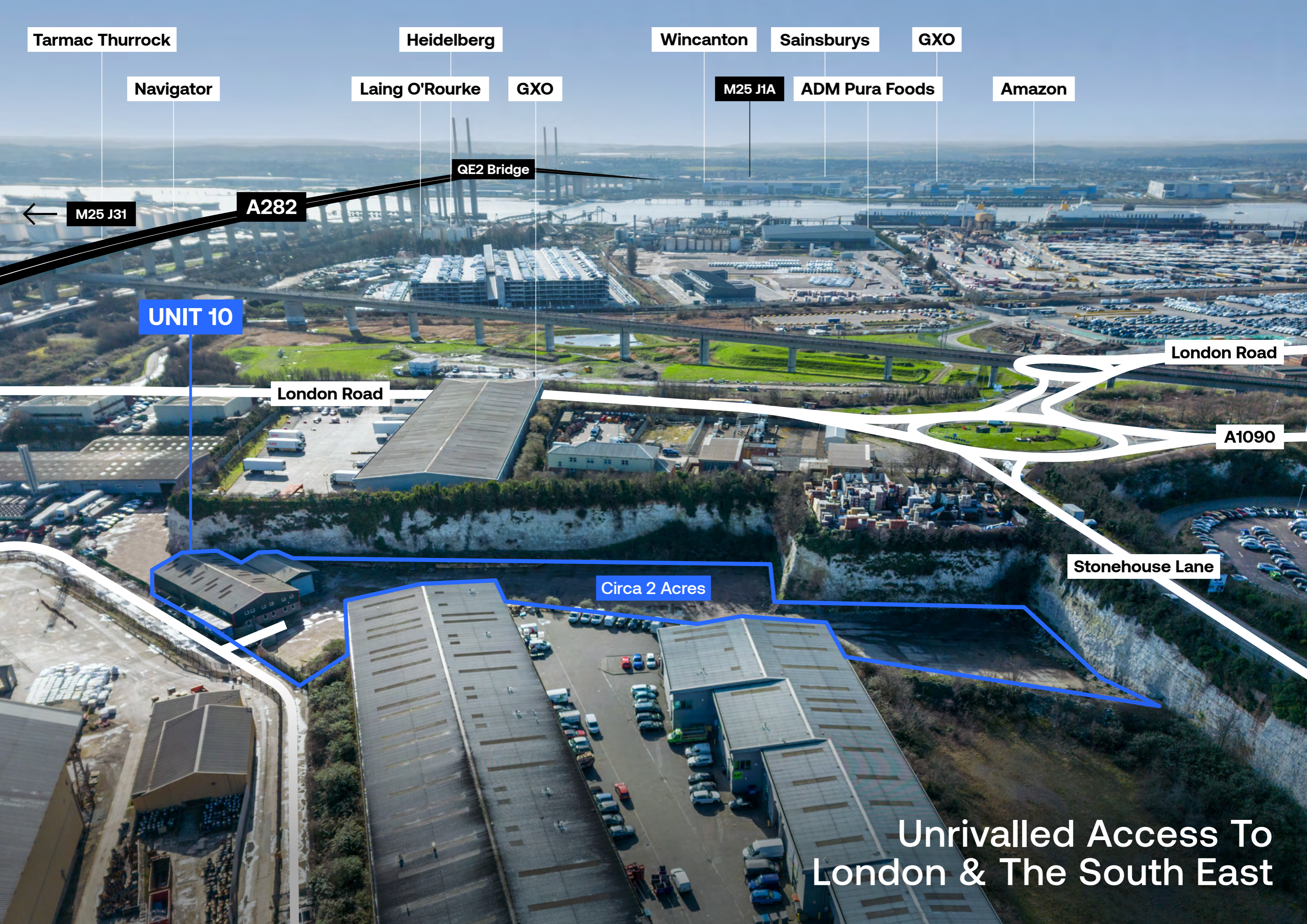
London Road

A1090

Stonehouse Lane

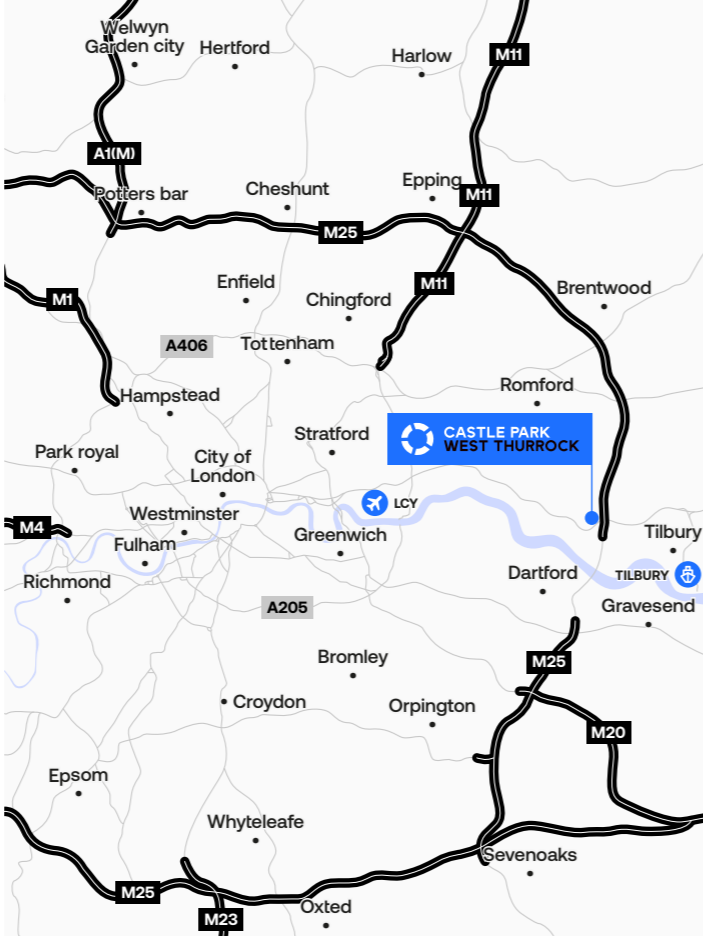
Circa 2 Acres

Unrivalled Access To London & The South East



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.

DTRE

Alice Hampden-Smith

alice.hampden-smith@dtre.com

+44 (0) 7508 371 884

Max Dowley

max.dowley@dtre.com

+44 (0) 7548 773 999

Claudia Harley

claudia.harley@dtre.com

+44 (0) 7483 068 035

GLENNY

Jim O'Connell

j.oconnell@glenny.co.uk

+44 (0) 7768 070 248

Tom Gill

t.gill@glenny.co.uk

+44 (0) 7881 848 160



FORTRESS

Sean Heitzler

sheitzler@fortress.com

+44 (0) 7720 999 612

RM20 3NL

cars.games.ranks

Further information – to include energy performance certificates and data site access is available upon request.

Dowley Turner Real Estate LLP on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. March 2024. Designed by