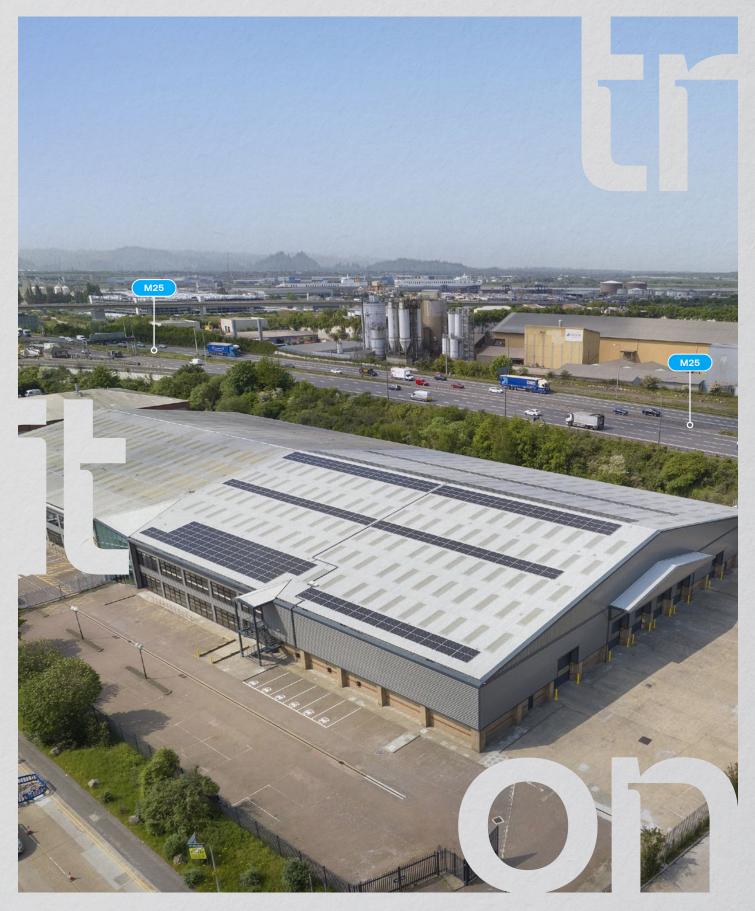
triton

Weston Avenue West Thurrock RM20 3FN



Unit A - Available Now - To Let

52,558 Sq Ft - Fully Refurbished Warehouse Prioritising Energy Efficiency & Sustainability

triton

Maximise Efficiency



6 Dedicated Electric ehicle Charging Points

M25



evel of Roof Lights ding Natural Light



New LED Lighting



Targeting BREEAM Very Good

M25

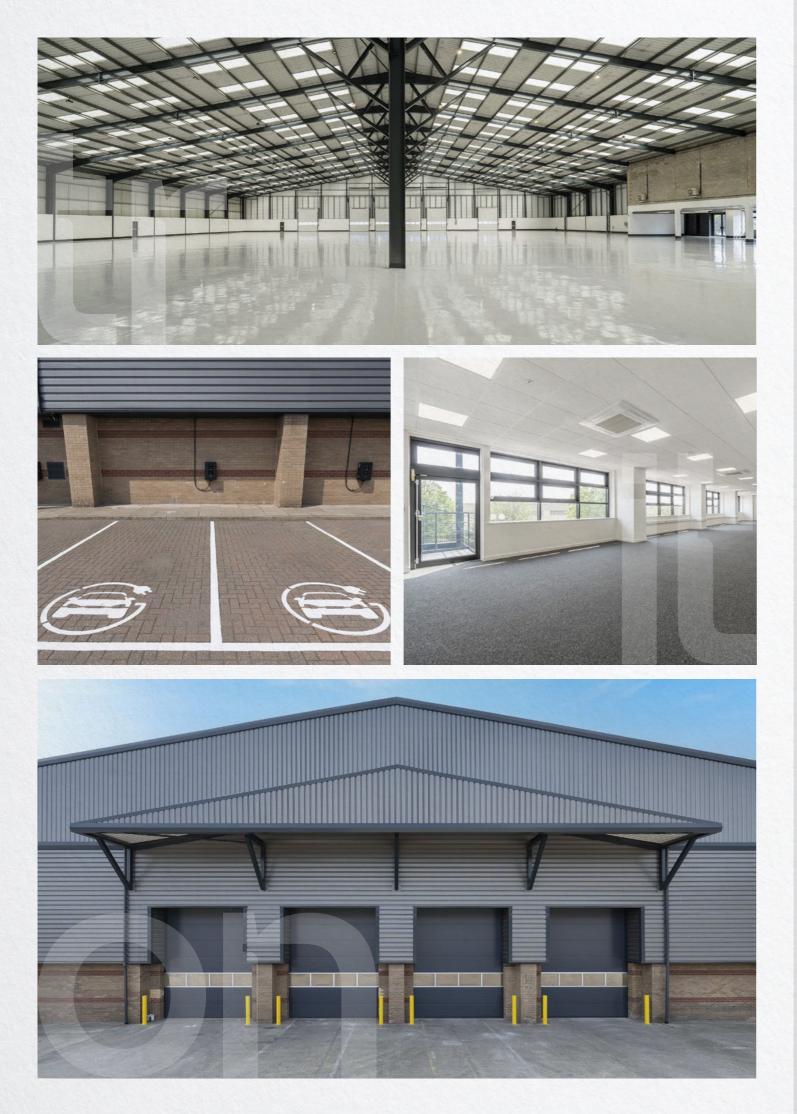
The property underwent a full refurbishment programme internally and externally to maximise sustainability, promoting energy efficiency throughout. This has incorporated upgraded lighting, insulation, the installation of Electric Vehicle charging points and the provision of on-site renewable energy through Photovoltaic Cells on the roof.

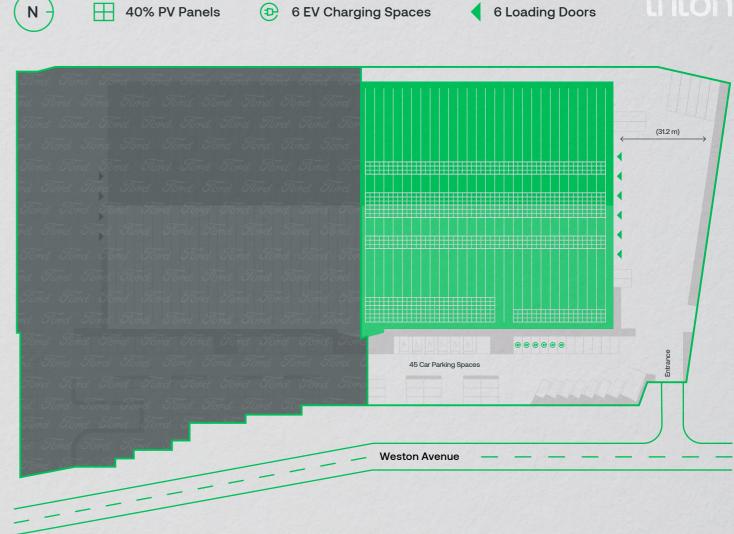


EPC Rating Of A+, -11 on The Way To Net <u>Zero Carbon</u>



40% Solar PV Panels





The property is of steel portal frame construction under a pitched roof incorporating a high proportion of roof lights. The semi-detached unit comprises a minimum eaves height of 7.5m, 6 loading doors, a small canopy, WC's and kitchenettes.

Externally, the secure yard offers approximately 45 marked car parking spaces and HGV parking spaces via a gated entrance.





45 Car Parking Spaces







6 Level Loading Doors Yard Depth 31.2m

Unit A (GIA)	Sq Ft	Sq M	
Ground Floor	50,108	4,655	
First Floor	2,450	228	
Total	52,558	4.883	



Secure Site





Separate HGV Parking

Triton 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 the Lakeside Shopping Centre and the neighbouring retail parks. Its location provides access to the national motorway network, the Dartford Tunnel and QE11 Crossing.

London & beyond

	Road
M25 (J31)/A13	2 miles
M11 (J6)	18 miles
Central London	20 miles
Croydon	26 miles

*	Airports
London City	13 miles
Stansted	35 miles
Gatwick	37 miles
Heathrow	59 miles

-	Ports
Tilbury	8 miles
London Gateway	11 miles
Dover	64 miles
Felixstowe	76 miles



BUSINESS RATES

For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction. TERMS

Rent available upon application.

EPC

EPC A+, -11, copy available on request.

FOR FURTHER INFORMATION





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