

**TRADE**  
c i t y  
**THURROCK**



## LAST TWO UNITS AVAILABLE TO LET

GRADE A TRADE COUNTER / INDUSTRIAL UNIT OPPORTUNITIES  
FROM 8,095 – 11,365 SQ FT (752 SQ M – 1,056 SQ M)

[TRADE-CITY-WEST-THURROCK.CO.UK](http://TRADE-CITY-WEST-THURROCK.CO.UK)

MOTHERWELL WAY | WEST THURROCK | RM20 3LB

## NEW TRADE COUNTER /INDUSTRIAL UNITS

## IMMEDIATELY AVAILABLE TO LET

### 10 UNITS LET

Trade City provides an excellent trade counter/industrial opportunity, comprising a total of 12 units which each benefit from dedicated car parking and secure yards.



Prominent trade counter location



Good car parking ratios



Adjacent to existing trade cluster. Local occupier include: Tops Tiles, Saint Gobain, Selco, B&Q, Screwfix, HSS hire



Covered bicycle parking racks



## ACCOMMODATION

### Available Units

UNIT	SQ FT	SQ M
<b>UNIT 6</b>	<b>8,095</b>	<b>752</b>
Ground	7,043	654
First	1,052	98
<b>UNIT 8</b>	<b>11,365</b>	<b>1,056</b>
Ground	9,955	925
First	1,410	131

The following areas are approximate GEA

### Acquired Units

UNIT	
<b>UNIT 1</b>	LET TO TOPPS TILES
<b>UNIT 2</b>	LET TO EDMUNDSON ELECTRICAL
<b>UNIT 3</b>	LET TO VERSATILE & STONE LTD
<b>UNIT 4</b>	LET TO DULUX
<b>UNIT 5</b>	LET TO IMAGINATION
<b>UNIT 7</b>	LET TO J ROTHERHAM
<b>UNIT 9</b>	LET TO MCDONALDS
<b>UNIT 10</b>	LET TO FLOORING SUPPLIES
<b>UNIT 11</b>	LET TO CROWN DECORATING CENTRES
<b>UNIT 12</b>	LET TO TOOLSTATION

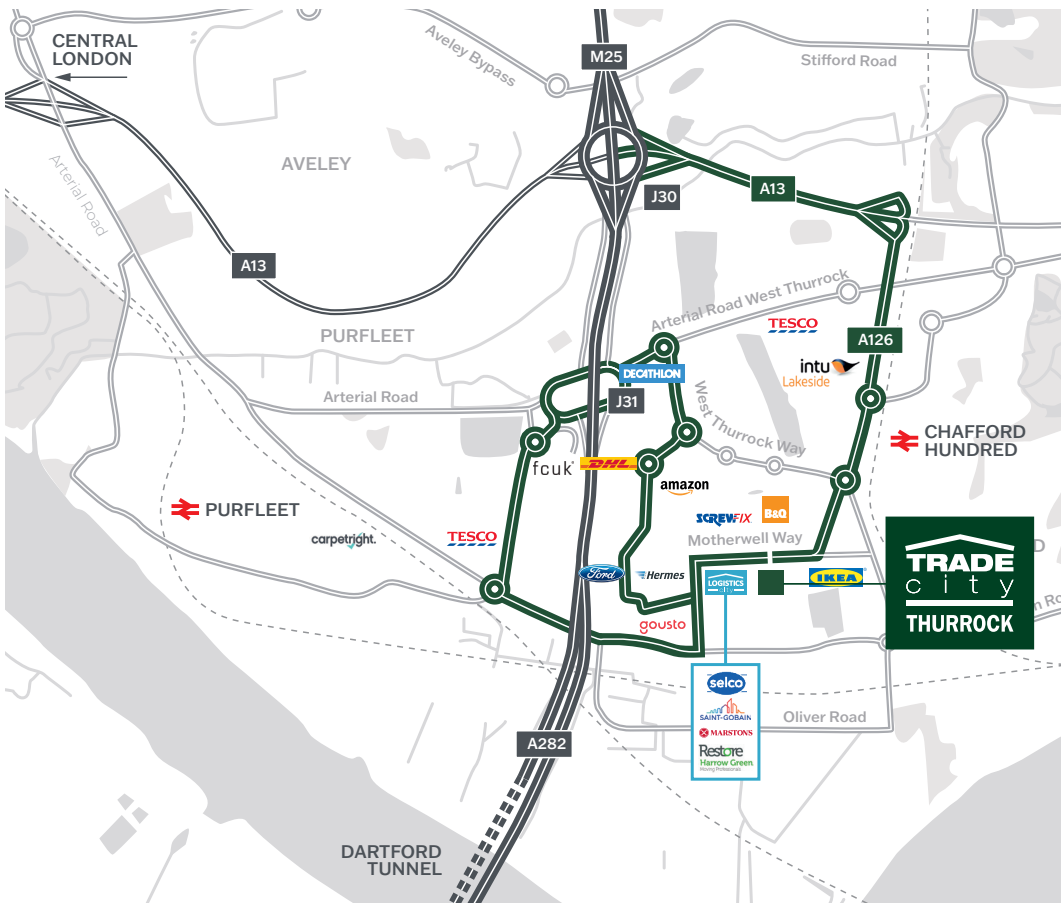


## SPECIFICATION

- Eaves heights:  
6.5m – (units 1–4 / 9–12), 7m – (units 5–8)
- Minimum floor loading of 30 kN/sq m
- Additional storage/offices at first floor
- Electrically operated loading doors
- Dedicated forecourt and car parking



For indicative purposes only



## LOCATION

West Thurrock is strategically situated adjacent to the junction between the M25 (junction 31) and the A13 and close to the Lakeside Shopping Centre and the neighbouring retail parks. The closest train station is Chafford Hundred, where trains to London Fenchurch Street Station take 35 mins.

## PLANNING

We have gained planning consent for the site to allow B1(c), B2 and B8 uses.

## TERMS

Available on new FRI lease. Further details including quoting terms and EPC available on request.

## TRAVEL TIMES



ROAD	MILES
M25 (J30) / A13 Intersection	1.5
M20 (J1)	10
Central London	18
M11 (J6)	19
Croydon	26



SEA	MILES
Port of Tilbury	7
London Gateway	11
Margate	62
Dover	65
Felixstowe	75



AIR	MILES
London City	13
Stansted	37
Gatwick	39
Luton	54
Heathrow	64



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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. April 2023.