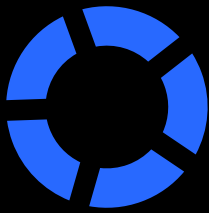


Unit 10  
TO LET

9,272 Sq Ft  
Total Site Area  
2.25 Acres



**CASTLE PARK**  
**WEST THURROCK**

732 London Road  
Grays  
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 2.25 acres.



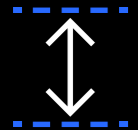
Total Site Area  
Circa 2.25 Acres



EPC B45  
Valid until 06/02/34



Concrete & Tarmac  
Surfaced Yard



4.83m  
Eaves Height



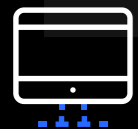
1x Roller Shutter  
Loading Doors



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

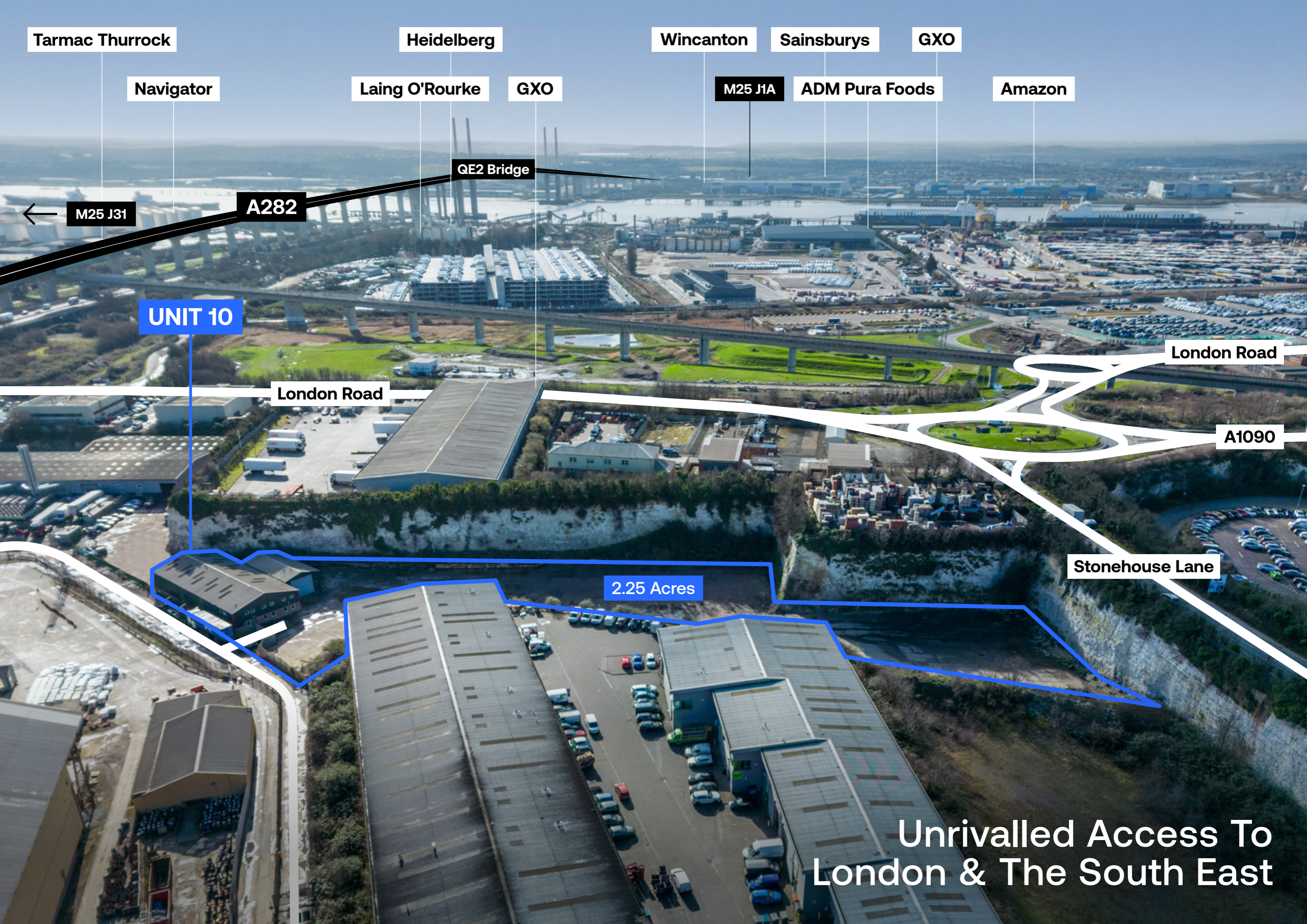
London Road

A1090

Stonehouse Lane

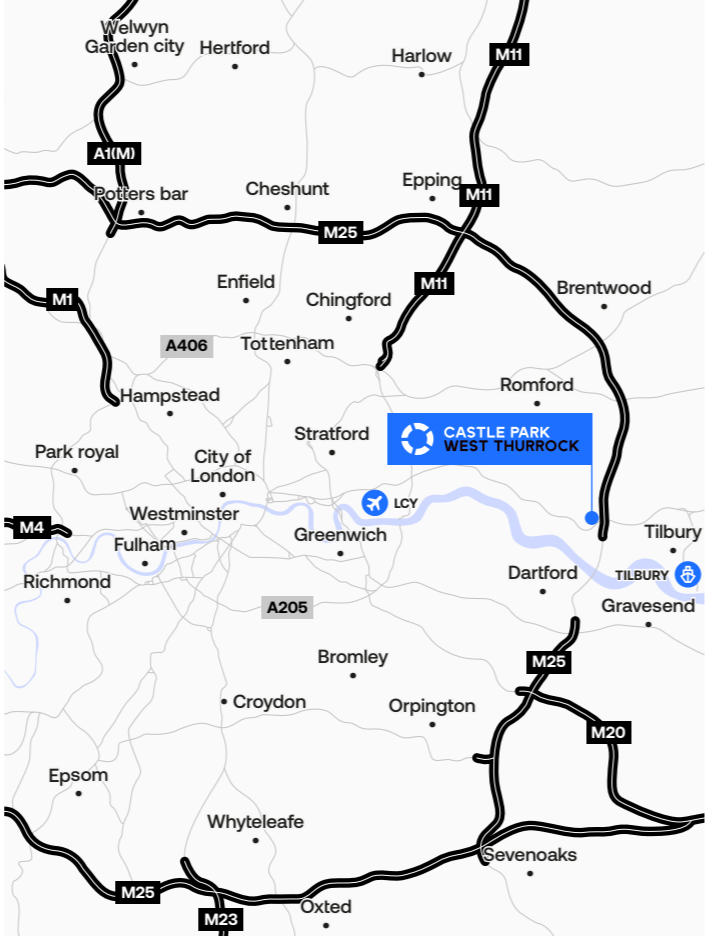
2.25 Acres

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
<b>Total</b>	<b>9,272</b>	<b>861.39</b>
<b>Total Site Area</b>	<b>2.25 acres</b>	

## 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.

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[cars.games.ranks](http://cars.games.ranks)

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

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