# TO LET

9,272 sq ft 861.40 sq m

#### Unit 10 Castle Park, West Thurrock, 732 London Road, Thurrock, RM20 3NL

A comprehensively refurbished detached unit of c.9,272 sq ft with two story office accommodation and an extensive yard totaling c2.25 acres.



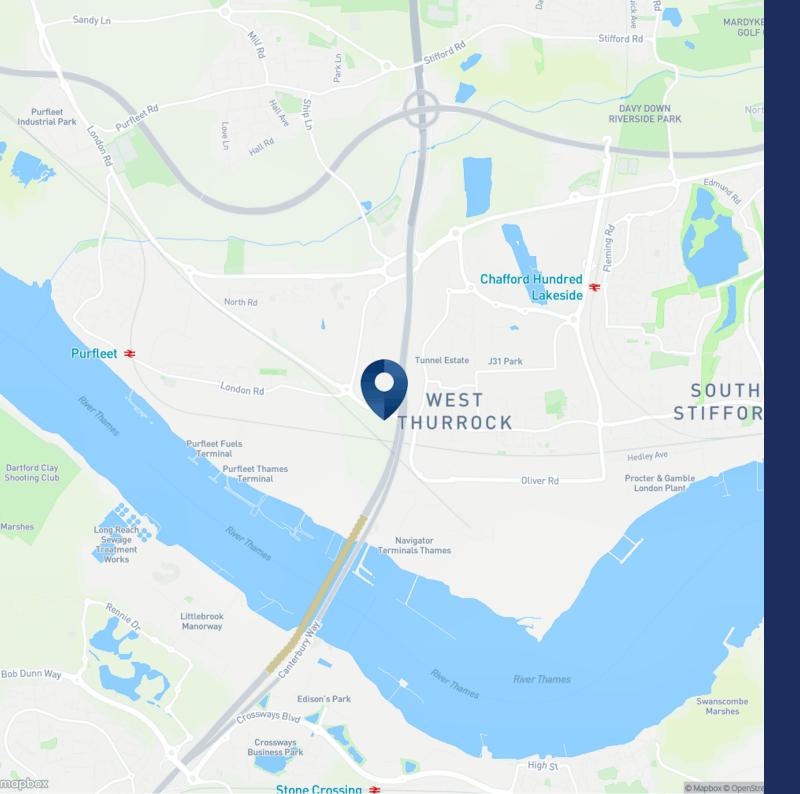
# Summary

- Total Site Area c. 2.25 Acres
- EPC B
- Concrete & Tarmac Surfaced
  Yard
- 4.83m Eaves Height
- 1x Roler Shutter Loading Door
- Steel Portal Frame
- Excellent Access to The M25
- Refurbished Two Storey
   Offices
- Gated and Secure Site
- Flood Lighting

# **CASTLE PARK** WEST THURROCK



DTRE



## Location

Castle Park, West Thurrock bebefits 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.

# Details

#### At a glance

# Available9,272 sq ftSizeRentRent on ApplicationBusinessInterested parties areRatesadvised to contactThurrock Council on01375 652 960 toverify the ratingassessment.ServiceA service charge isChargepayable for the upkee

harge payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

B (45)

EPC

#### Rating

#### **Further Information**

• View website

#### Description

A level, linear, part concrete, surfaced yard with a gated entrance. The yard is enclosed by cliff faces and metal fencing and has floodlighting. At the entrance is a detached industrial/warehouse of steel portal frame construction with external elevations of brickwork and profile metal sheeting. One level access door is provided and there are ground and first floor offices.

#### Accommodation

The accommodation comprises the following approximate areas:

| Name                               | sq ft | sq m   | Availability |
|------------------------------------|-------|--------|--------------|
| Building - Warehouse               | 7,411 | 688.50 | Available    |
| Building - Ground/1st Floor Office | 1,861 | 172.89 | Available    |
| Total                              | 9,272 | 861.39 |              |

### DTRE



# Contact

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