



# VICTOR HOUSE

**UNIT UNDER REFURBISHMENT** | WAREHOUSE / DISTRIBUTION UNIT  
31,064 SQ FT (2,886 SQ M)

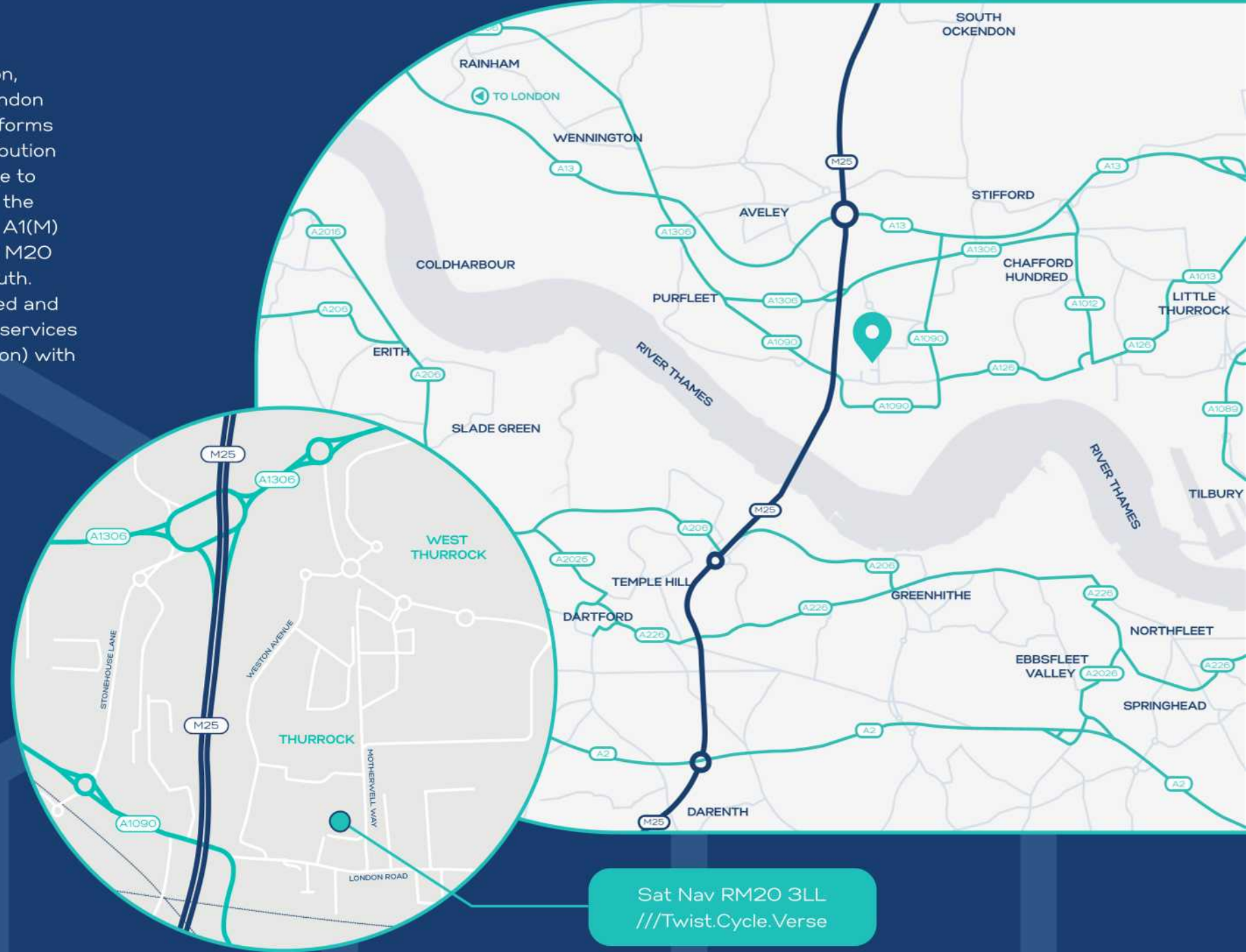


**Victor House**  
Bay Manor  
Lane  
Thurrock  
RM20 3LL



## LOCATION

West Thurrock is located in Greater London, approximately 20 miles east of Central London and 1 mile west of Grays, Essex. Thurrock forms an important strategic industrial and distribution location for London and the South East due to its excellent motorway links via J30/31 of the M25, which provides access onto the M11, A1(M) and M1 to the north west, and the M2 and M20 over the Dartford River Crossing to the south. Rail services from nearby Chafford Hundred and Purfleet railway stations provide frequent services to Central London (Fenchurch Street Station) with a fastest journey time of 35 minutes



Located approximately 20 miles east of London. Approx 30 minute drive.

Sat Nav RM20 3LL  
///Twist.Cycle.Verse



## DESCRIPTION

The property comprises a detached self-contained industrial warehouse extending to approximately 31,064 sq ft. The warehouse is of steel portal frame construction beneath a pitched steel clad roof with part brick and part profile metal clad elevations. Internally the warehouse benefits from LED lighting. The unit comprises of 2 surface level and 12 dock level loading doors. Office accommodation is provided over ground and first floors to the front elevation of the warehouse and benefits from comfort cooling.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the gross internal area to be 31,064 sq ft (2,886 sq m)

Warehouse - 25,338 sq ft (2,354 sq m)

Ground Floor Office - 2,852 sq ft (265 sq m)

First Floor Office 2,874 sq ft (267 sq m)

Total - 31,064 sq ft (2,886 sq m)



## SPECIFICATION



Minimum Eaves Height of 7.0m



Ground and Dock Level Loading Doors



Target EPC Rating B



LED Warehouse Lighting



40% Site Cover



M25 (J31) - 5 Mins Drive / 1mile



Fully Fenced Site



Established Industrial Location

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## LEASE TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

## BUSINESS RATES

Please speak to the local authority regarding the business rates for this unit.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT chargeable at the current rate.

## EPC

C – 64. Post refurbishment EPC target of B or higher.

## GET IN TOUCH

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**GLENNY**



**VICTOR HOUSE**

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