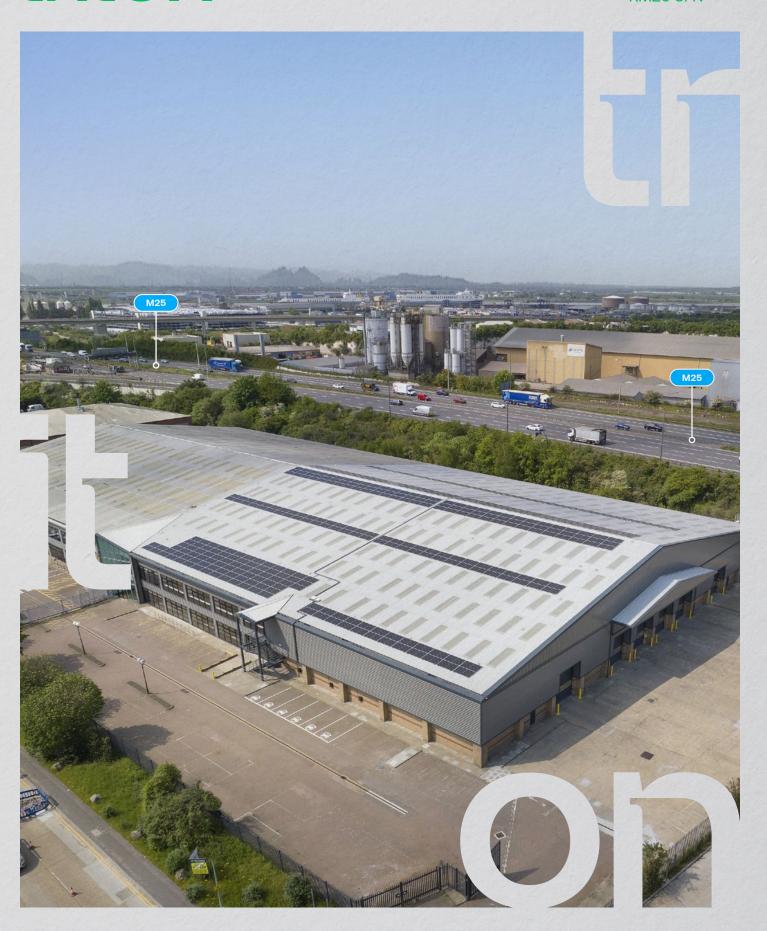
triton



Unit A - Available Now - To Let 52,558 Sq Ft - Fully Refurbished Warehouse Prioritising Energy Efficiency & Sustainability

Maximise Efficiency



6 Dedicated Electric /ehicle Charging Point



High Level of Roof Light Providing Natural Light



New LED Lighting



Targeting BREEAM
Very Good



EPC Rating 40% S
Of A+, -11 on The Way Pai





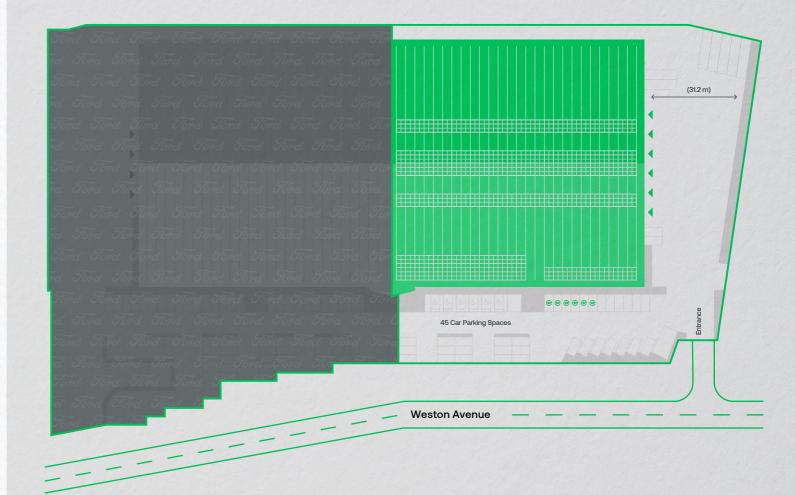












The property is of steel portal frame construction under a pitched roof incorporating a high proportion of roof lights. The semi-detached unit comprises a minimum eaves height of 7.5m, 6 loading doors, a small canopy, WC's and kitchenettes.

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

Sq Ft	Sq M
50,108	4,655
2,450	228
52,558	4,883
	50,108 2,450



45 Car Parking Spaces



Loading Doors



Eaves Height 7.5m



Yard Depth 31.2m



Modern Office Spaces



Site



Targeting BREEAM Very Good

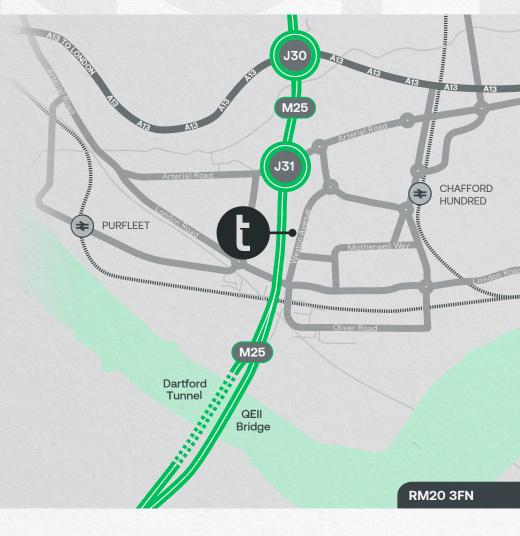


Separate HGV Parking

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



DTRE

Chris Harris 07554 644 091 chris.harris@realestate.bnpparibas

Alice Hampden-Smith 07508 371 884 alice.hampden-smith@dtre.com James Coggle 07469 403 283 james.coggle@realestate.bnpparibas

Claudia Harley 07483 068 035 claudia.harley@dtre.com

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. A priy intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP arribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. August 2023. Design by cormackadvertising.com