

250,850 Sq Ft
Industrial / Warehouse Unit
To Let



Undergoing Refurbishment,
Available Q4 2024
Western Ave. West Thurrock,
RM20 3LJ

BULK **250** **[M25]**



UNRIVALED LOCAL AMENITY. SERVICING CENTRAL LONDON AND THE WIDER SOUTH EAST.

BULK250 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 Lakeside Shopping Centre and neighbouring retail parks. Its location provides direct access to the national motorway network, the Dartford Tunnel and QE11 Crossing.

BULK²⁵⁰ [M25]



London

A13

M25

J31

M25

Dartford Crossing

EVRI

LCB

TESCO

DSV

amazon

Starbucks

thurrock shopping park

BURGER KING

PUREGYM

McDonald's

LAKESIDE RETAIL PARK

COSTA

EVERLAST GTMS

TESCO

Carlsberg

Harrow Green Moving Professionals

selco BUILDERS WAREHOUSE

B&Q

COSTCO WHOLESALE

Tim Hortons

COSTA

SUBWAY

Lakeside Shopping Centre



BULKING UP FOR YOUR BUSINESS NEEDS

FLEXIBILITY TO SUIT YOUR NEEDS, OFFERING UP TO:

48 HGV PARKING SPACES

159 VAN PARKING SPACES

300 CAR PARKING SPACES

EXTENSIVE REFURBISHMENT TO SUIT OCCUPIER NEEDS

BULK250 is to undergo a full refurbishment programme internally and externally to maximise embodied carbon savings in construction and promote energy efficiency throughout.

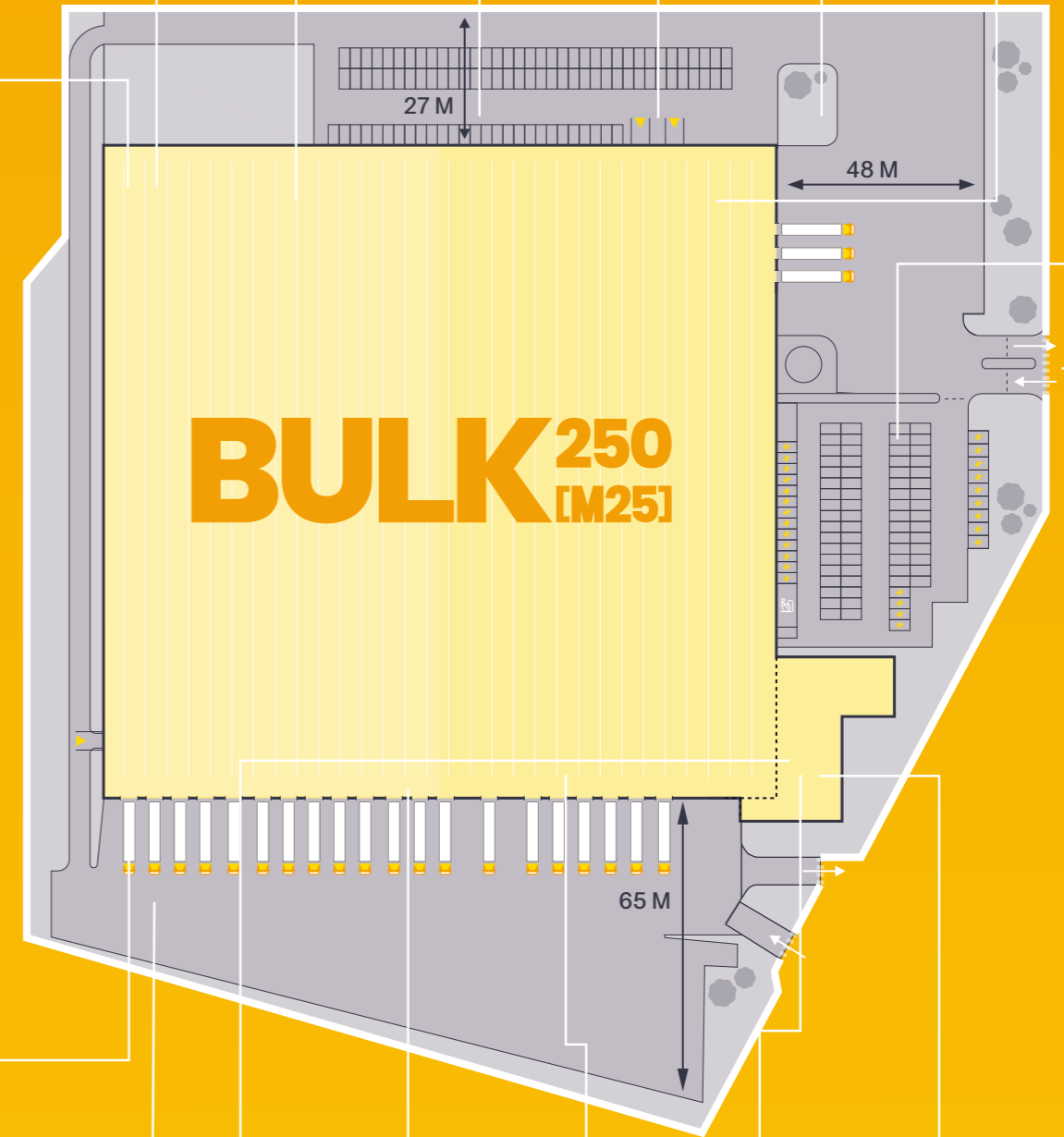
This will incorporate a full office re-fit with new LED lighting and new efficient HVAC heating and cooling. Installation of Electric Vehicle charging points and the provision of on-site renewable energy through rooftop Solar PV.

Externally the main south concrete yard is being extended up to 65m. In addition the east concrete yard is being extended up to 48m (0.63 acres) and the north

car park / storage yard is being widened to 0.64 acres. The unique offering will allow occupiers flexibility to accommodate various uses from car/van parking HGV and trailer storage to external general goods storage.

BULK250	SQ M	SQ FT
Warehouse	21,949	236,260
Office	1,355	14,590
Total	23,304	250,850

- 37.5KN/M2 Floor Loading
- Undergoing an Extensive Refurbishment
- Roof Top Solar Panels (PV)
- Large Flexible Yard Areas to Suit Occupier Requirements
- Loading on Two Elevations
- Landscaping and Employee Gardening area
- Target BREEAM Very Good
- EV Charging Points



- 22 Dock Level Loading Doors
- 4 Level Access Doors
- LED Lighting to Offices
- Minimum Eaves Height 8.8m
- Target EPC A
- New WC's and Shower Facilities
- New Highly Efficient HVAC Heating and Cooling System
- Secure Fenced Site

*Indicative site boundary.



A13

J30

J31

M25

South

Weston Avenue

SEAMLESS CONNECTIVITY TO KEY TRANSPORTATION HUBS



Port of Tilbury
8.5 miles / 14 mins



London City
15 miles / 25 mins



M25 J31
1.1 miles / 1 min

London Gateway
10 miles / 16 mins

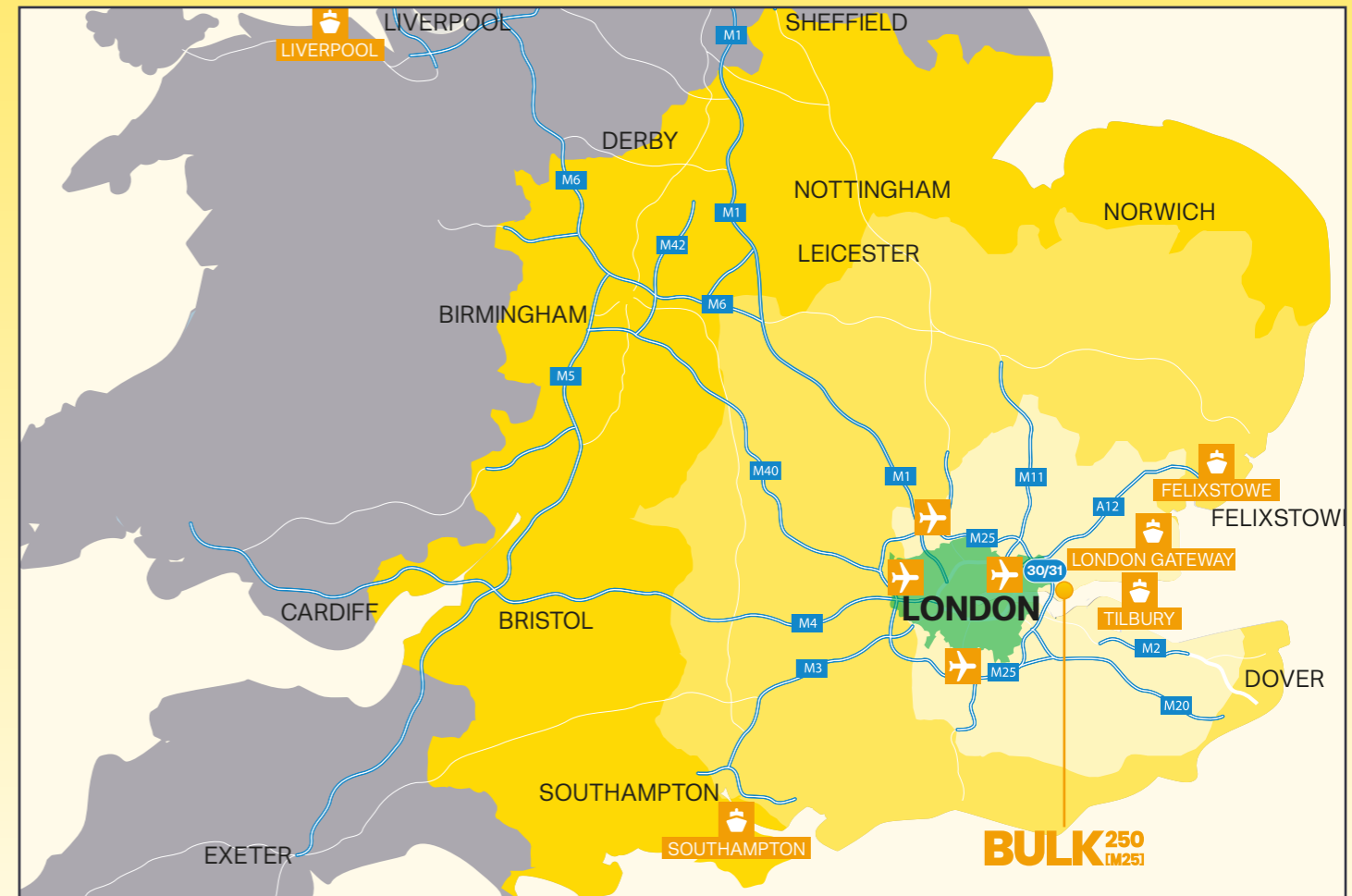
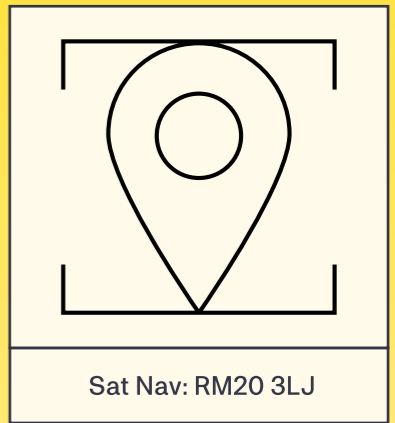
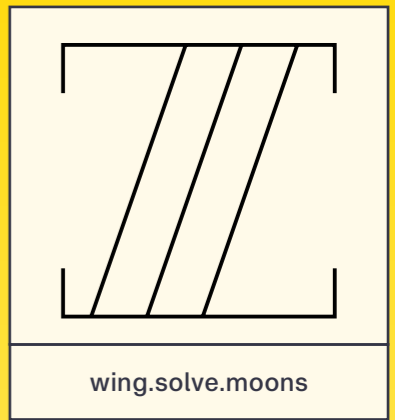
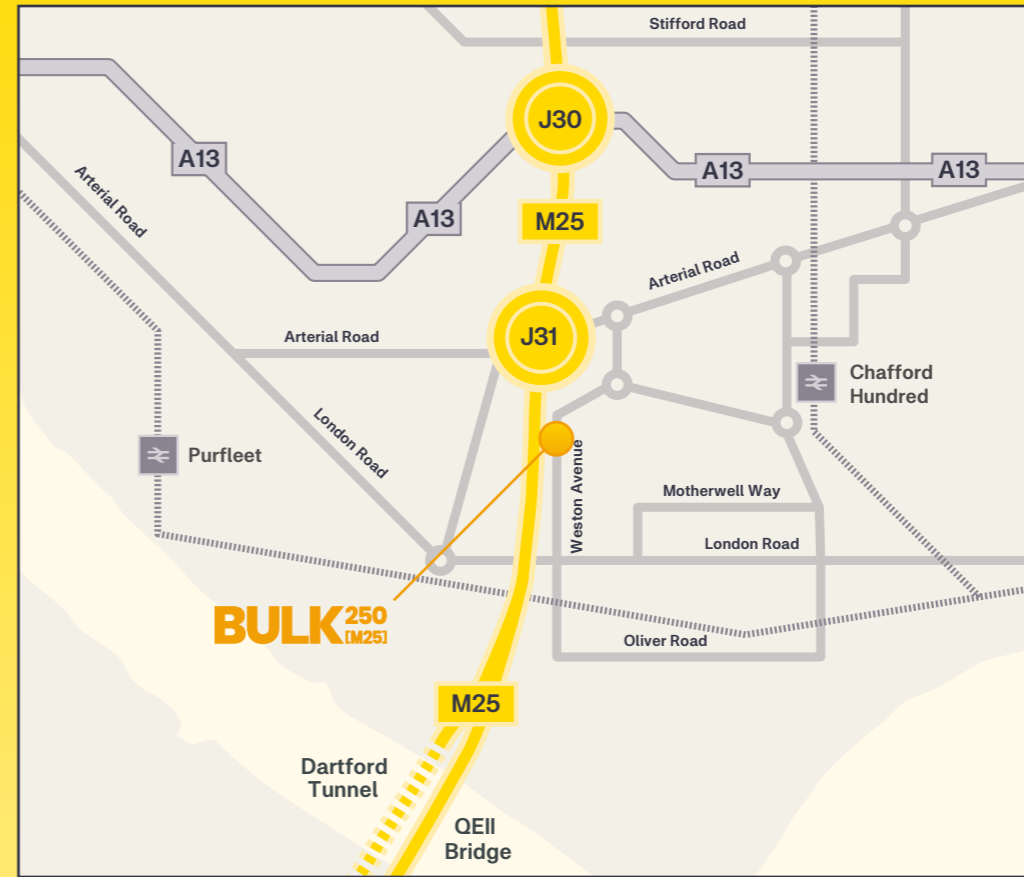
Stansted
35 miles / 39 mins

M20 J1
9 miles / 13 mins

Dover
66 miles / 1 hr 10 mins

Gatwick
37 miles / 40 mins

M11 J6
18 miles / 21 mins



HGV DRIVE TIMES

■ Outside Congestion Charge and ULEZ
 ● 3 Hours
 ● 2 Hours
 ● 1 Hour



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DTRE

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