

# **SURFACE LONDON GATEWAY**

**Open Storage  
Letting Opportunity  
Available  
5.21 acres**

**Stanhope Industrial Park, Wharf Road,  
Stanford-le-Hope, SS17 0EH**

**SURFACE**

# SURFACE LONDON GATEWAY

## 5.21 acres

A 5.21 acre open storage site with 15,186 sq. ft. office building and 17,302 sq. ft. of industrial warehouses.

The site is situated at the end of Wharf Road, approximately 1.5 miles south of the A13 dual carriageway and less than 10 miles east of the M25. Strategically located 25 miles east of London, Stanford-le-Hope Railway Station is within 1 mile, providing a service to London (Fenchurch Street) in approximately 50 minutes.

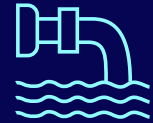
The site is currently receiving refurbishment and is available to let on a whole or part basis.



Three phase electricity



Dedicated office



Mains drainage



Secure yard



Independent warehousing



Mains water supply



Stanford-le-Hope  
1 mile

Distance is approximate. Source: Google maps.



8.2 miles  
M25

2.1 miles  
A13

1 mile  
Stanford-le-Hope

A1014

DP WORLD

UPS

ZIEGLER

CURRYS

DHL

LONDON GATEWAY PORT

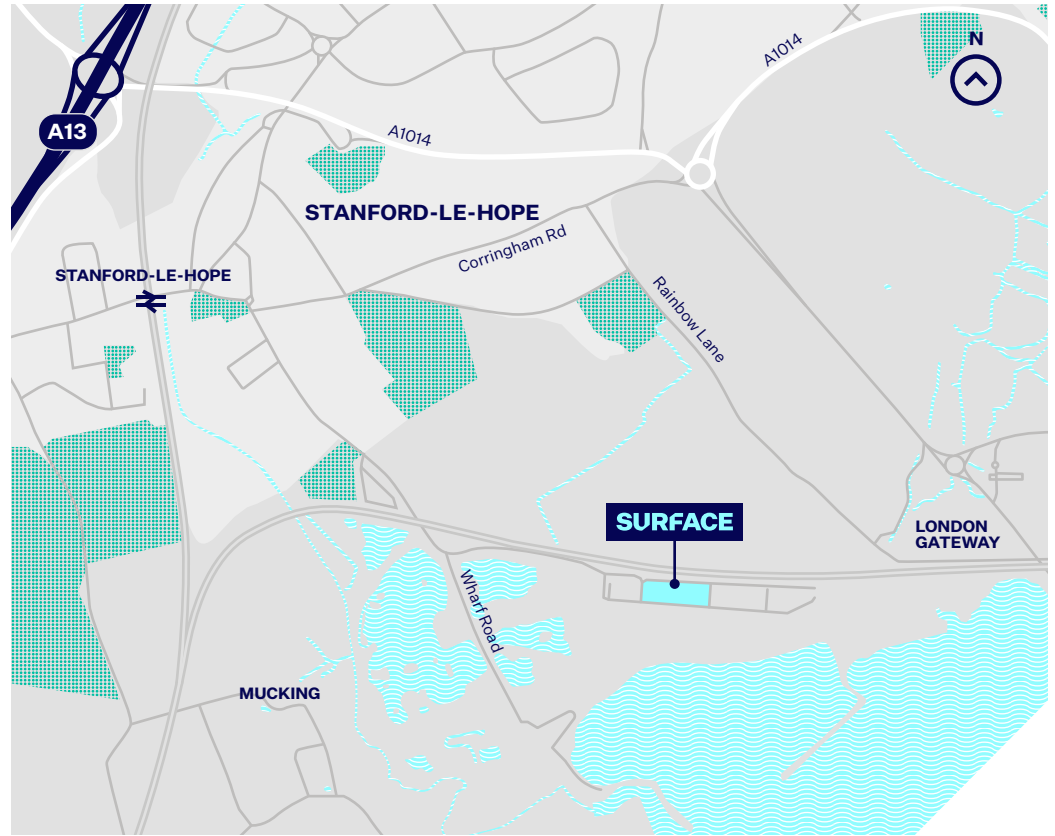
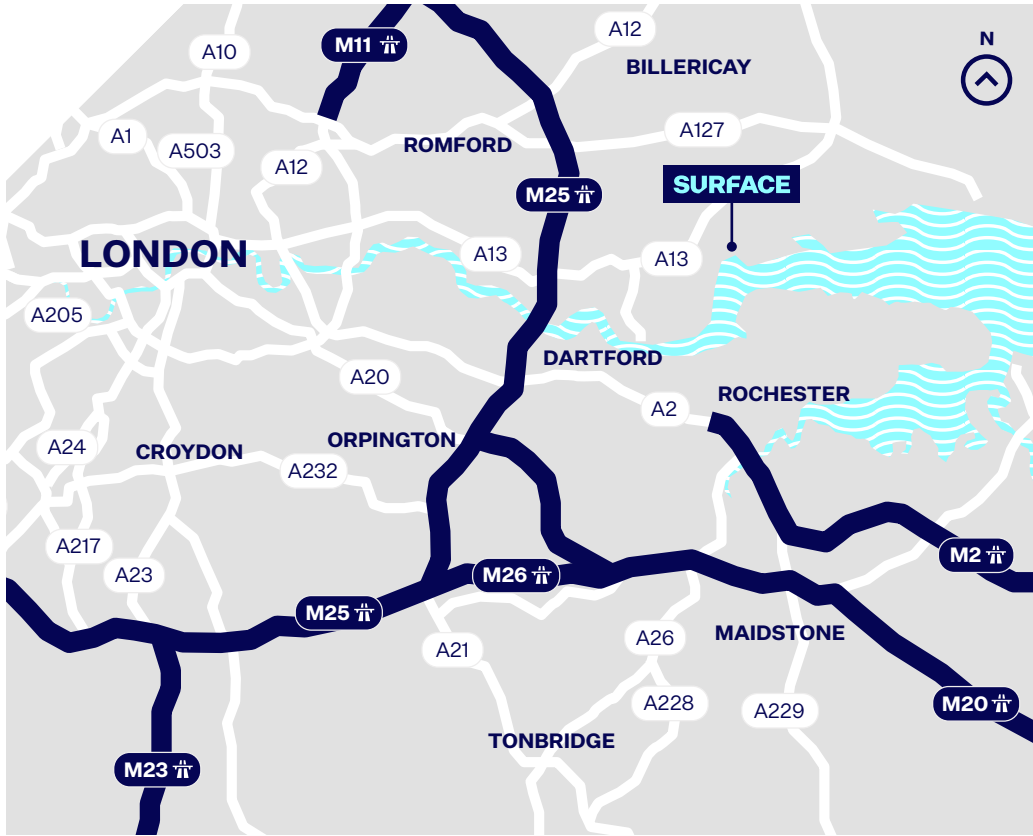
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By Road	Distance*
A13	2.1 miles
M25	8.2 miles
M20	17.0 miles
M11	22.2 miles

By Rail	Distance*
Stanford-le-Hope	1 mile

Airports	Distance*
Southend Airport	16.4 miles
London City Airport	21.5 miles
Stansted Airport	40.2 miles
Gatwick Airport	45.2 miles

\*Distances are approximate. Source: Google maps.



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The site is perfectly situated less  
than 10 miles east of the M25.

### Accommodation

5.21 acre site, incorporating  
161,972 sq. ft. of yard,  
15,186 sq. ft. of office and  
17,302 sq. ft. of industrial.

### Terms

The site is available in part  
or as a whole on a new lease  
direct from the landlord.  
Rent on application.

### Legal Costs

Each party to bear  
their own legal costs.

### Business Rates

Occupiers are invited to  
make their own enquiries.

## Contact

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**SURFACE**