

**Mileway**

Available now

Oliver Road, Grays, RM20 3ED

ESSEX

# Thurrock Trade Park

**Available To Let**  
5 Refurbished Trade Counter Units  
ranging from 2,846 to 10,977 sq. ft

# Thurrock Trade Park



Range of units from 2,728 sq. ft to 10,616 sq. ft



Fast access to M25 motorway



On-site 24/7 security



Up to 35 kN/m<sup>2</sup> Floor loading



Units can be combined to provide a range of sizes

## 5 Refurbished Trade Counter Units ranging from 2,846 to 10,977 sq. ft - Available now

Thurrock Trade Park is a modern development of 22 units, located on Oliver Road in West Thurrock, situated next to J30 of the M25. The Park totals 112,144 sq. ft (10,418 sq. m) in units ranging from 2,846 sq.ft to 10,977 sq. ft. Thurrock Trade Park offers 5 high quality refurbished

units, all with Grade A first-floor office accommodation and upgraded LED lighting. All units benefit from allocated parking and service yards, as well as EV charging points.



EV Charging Points



Allocated parking and service yards



Suitable for classes B1c, B2, B8 and E



6m eaves height



Grade A office space

## Siteplan



## Accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 1	3,876	360
Unit 3	2,846	264
Units 6-8	10,977	1,020
Unit 11	4,842	450
<b>TOTAL</b>	<b>22,541</b>	<b>2,094</b>

All areas are GEA.



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## Terms

Available on new full repairing and insuring leases.

## EPC

Energy Performance Certificate (EPC) is available upon request.

## Rateable Value

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## VAT

VAT will be payable on the purchase price.

## Location

Thurrock Trade Park is situated 17 miles East of Central London, with good transport links to the rest of the UK.



## By Rail

Purfleet station is 1.9 miles away, or a 6 minute drive.



## By Road

Junction 30/31 of the M25, is a 4 minute drive situated 1.5 miles away, with the A13 providing convenient access into Central London.



## By Air

London City Airport is approximately 14 miles away, or a 22 minute drive.

## Viewing / Further Information

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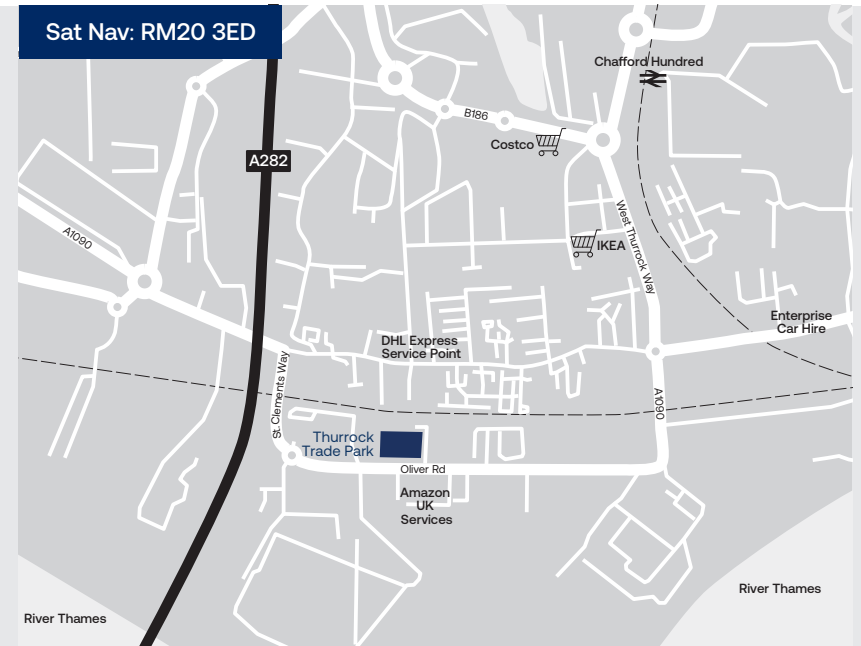


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