

Thurrock Trade Park

Oliver Road, Grays, RM20 3ED

Refurbished trade counter units
Available to let | 2,846 to 10,977 sq ft





Refurbished trade counter units

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 high quality refurbished units, all with first-floor office accommodation and upgraded LED lighting. All units benefit from allocated parking and service yards.

For prospective tenants who require a larger area than those currently advertised, units 6, 7 and 8 may be combined to create a total floor area of 10,977 sq.ft. Please enquire for further information.

Refurbished trade counter units

2,846 to 10,977 sq ft



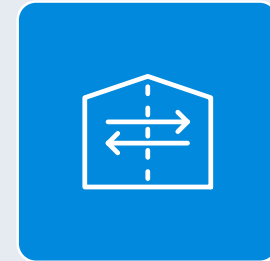
Fast access to
M25 motorway



Recently refurbished



Up to 35 kN/m
floor loading



Units can be
combined to provide
a range of sizes



Allocated parking
and service yards



Suitable for classes
B1c, B2, B8 and E



6m eaves height



Good quality office
space

Site plan & accommodation

Unit	Area (sq ft)	Area (sq m)
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Unit 1	3,876	360
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Unit 3	2,846	264
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Unit 6	2,846	264
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Unit 7	3,559	331
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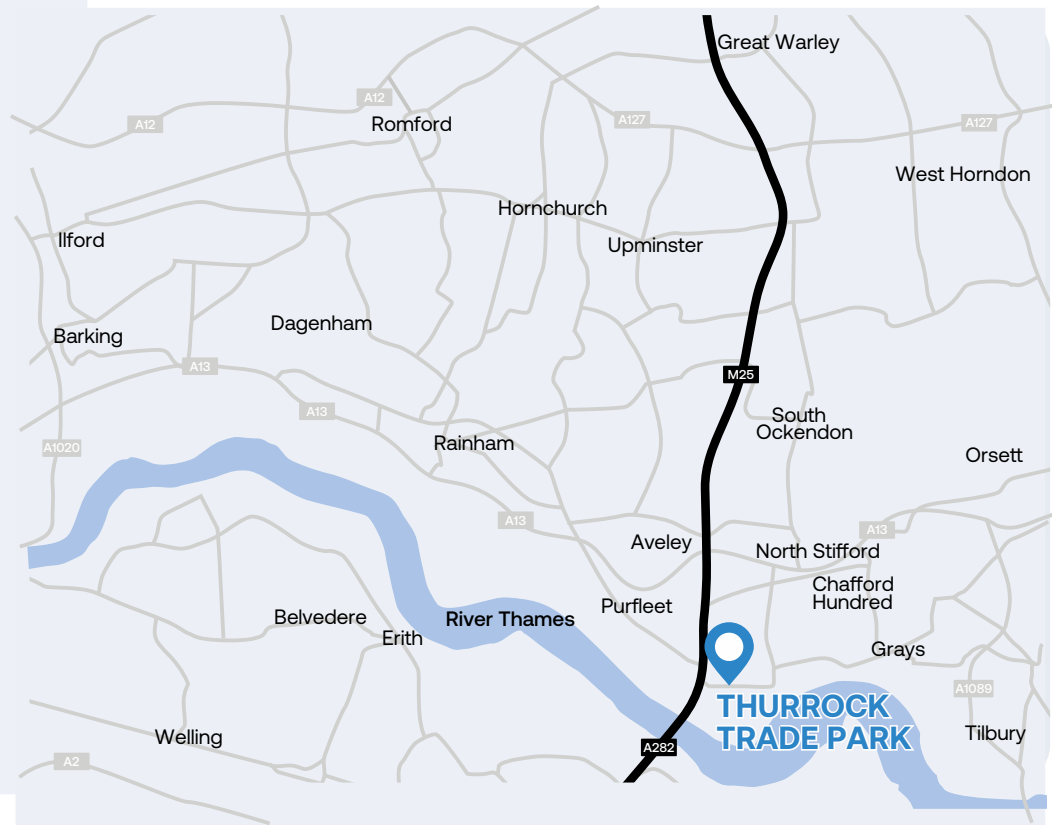
Unit 8	4,572	425
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Unit 15	8,123	755
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Total	25,822	2,399
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All areas are GEA.





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.

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Book a viewing

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Further information:

EPC

Energy Performance Certificate (EPC) is available upon request.

VAT

VAT is payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Terms

Available on new full repairing and insuring leases.

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