

to let

56,515ft² - 113,030ft²

high specification & modern
industrial/warehouse unit

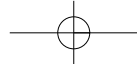


Unit E **Queen Elizabeth
Distribution Park**
West Thurrock Essex RM19 1NA



**STRUTT
& PARKER**
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KEMSLEY
PROPERTY CONSULTANTS
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high specification & modern industrial/warehouse unit

LOCATION:

The unit is located on a modern distribution park situated on Purfleet Bypass, access to which is gained via London Road/Arterial Road/Purfleet Road (A1306) and Stonehouse Lane (A1090). The unit has excellent communication links with M25 Motorway (Junction 31) and Dartford River Crossing to the east and A13. A13 provides a link to North Circular Road (A406) and M11 Motorway.

DESCRIPTION:

High specification and modern industrial/warehouse unit of steel frame construction with first floor offices and excellent loading and parking facilities on a secure site, benefiting from the following amenities:

- CAR PARKING SPACES
- EAVES HEIGHT OF 12 METRES (39FT)
- EIGHT PERSON PASSENGER LIFT
- FLOOR LOADING OF 50KN PER M²
- FULLY FITTED OFFICES
- PALLET SPACE CAPACITY OF 9,000 PALLETS APPROX.
- SIX DOCK LEVEL LOADING DOORS
- TELEPHONE POINTS
- THREE PHASE ELECTRICITY SUPPLY
- 24 HOUR SECURITY
- TWO LEVEL ACCESS LOADING DOORS

ACCOMMODATION: Floor areas have been provided to us by the Landlord and have not been physically verified. An ingoing Tenant must satisfy themselves as to the accuracy of areas.

Approximate gross internal floor areas:

AREA	FLOOR	SIZE
1	GROUND	Industrial/Warehouse 51,795ft ²
	FIRST	Offices 4,720ft ²
2	GROUND	Industrial/Warehouse 51,795ft ²
	FIRST	Offices 4,720ft ²
TOTALS	GROUND	Warehouse 103,590ft ²
	FIRST	Offices 9,440ft ²
GRAND TOTAL		113,030ft²

RENT: Upon application for a new Full Repairing & Insuring Lease.

LEGAL COSTS: The ingoing Tenant is to be responsible for both parties legal costs incurred in a transaction.

RATES & PLANNING: We advise any interested parties to make their own enquiries with the local authority, Thurrock Borough Council in this regard.

VIEWING: Strictly by appointment with the sole letting agents:



Ben Wiley: Ben.wiley@struttandparker.com



Colin Herman: colin.herman@kemsley.co.uk
Paul Cooper: paul.cooper@kemsley.co.uk



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