

# **VALOR PARK**

# THURROCK



PRE-LET OPPORTUNITY
123,603 SQ FT (11,483 SQ M)
SELF-CONTAINED INDUSTRIAL / LOGISTICS UNIT
READY FOR OCCUPATION IN 2026

LOCAL OCCUPIERS:

Royal Mail

EBB



amazon



# 123,603 SQ FT SELF-CONTAINED ACCOMMODATION

### **DESCRIPTION**

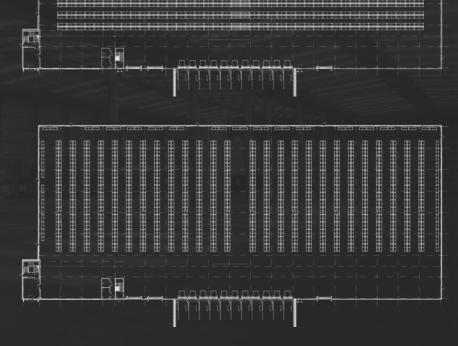
Detailed planning consent has been obtained for a 123,603sq ft industrial / logistics unit positioned on a self contained, secure site. The property will comprise a brand new warehouse of steel portal frame construction with modern, high-quality office accommodation provided across 3 floors, as well as dedicated welfare space.

## **ACCOMMODATION**

	SQ FT	SQ M
Warehouse	110,241	10,241.7
Offices	13,109	1,217.8
Gatehouse	253	23.5
Total GEA	123,603	11,483

NARROW RACKING
OPTION
TOTAL PALLETS =
13,728

WIDE RACKING
OPTION
TOTAL PALLETS =
13,352





15M CLEAR INTERNAL HEIGHT



3 GROUND & 12 DOCK LEVEL DOORS



73 CAR PARKING SPACES



SECURE SITE



TARGET BREEAM RATING "EXCELLENT"



ROOF MOUNTED PV PANELS



EV CAR CHARGING INSTALLED



HIGH EFFICIENCY LED LIGHTING



TARGET EPC A



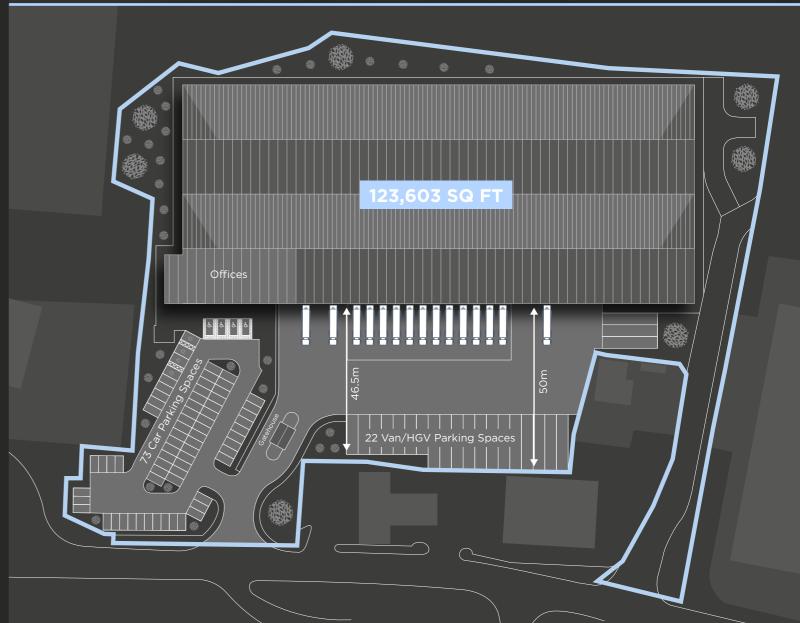
WATER SAVING TECHNOLOGIES



GREEN ROOFS TO CYCLE SHELTERS



AIR-CONDITIONED
OFFICES

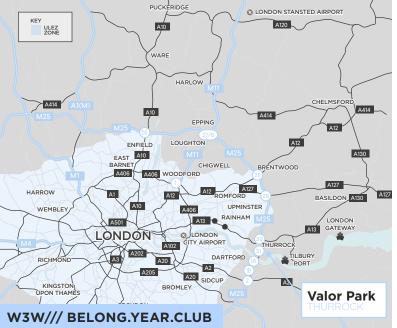














#### **LOCATION**

The site is strategically located close to Junction 31 (1.5 miles) and Junction 30 (2 miles) of the M25, which connects with the A13 providing easy access to Central London to the west and the Ports of Tilbury and London Gateway to the east.

The site is 1.4 miles from the intu Lakeside Shopping Centre and the QE2 Dartford Bridge, which provides numerous retail and leisure amenity, and is 1.4 miles from Chafford Hundred Station.

MAIN ROADS	MILES	TIME
M25 J31	1.5	5 mins
A13	2.0	5 mins
Dartford Crossing	3.0	8 mins
A2	6.0	10 mins
North Circular Rd	12.0	22 mins
Central London	20.0	40 mins

#### RENT

Upon Application.

#### **TERMS**

The unit is available by way of a new FR&I lease on terms to be agreed.

#### **PLANNING**

Consent for B2 & B8 uses.

PORTS	MILES	TIME
Tilbury Docks (A13)	9.2	16 mins
London Gateway (A13)	11.6	20 mins
Dover Port	67.0	1 hr 10 mins
Felixstowe Port	76.0	1 hr 20 mins

AIRPORTS	MILES	TIME
London City Airport	14.0	24 mins
London Stansted Airport	35.0	39 mins
London Gatwick Airport	37.6	40 mins
Luton International Airport	55.0	1 hr 5 mins
London Heathrow Aiport	59.0	1 hr 3 mins

#### LOCAL POPULATION







SOURCE: Nomis

For further information or to arrange an inspection, please contact the joint agents:



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