

VALOR PARK

THURROCK



PRE-LET OPPORTUNITY

123,603 SQ FT (11,483 SQ M)

SELF-CONTAINED INDUSTRIAL / LOGISTICS UNIT

READY FOR OCCUPATION IN 2026



**AN ACCESSIBLE
URBAN LOCATION**

LOCAL
OCCUPIERS:



EBB



123,603 SQ FT SELF-CONTAINED ACCOMMODATION

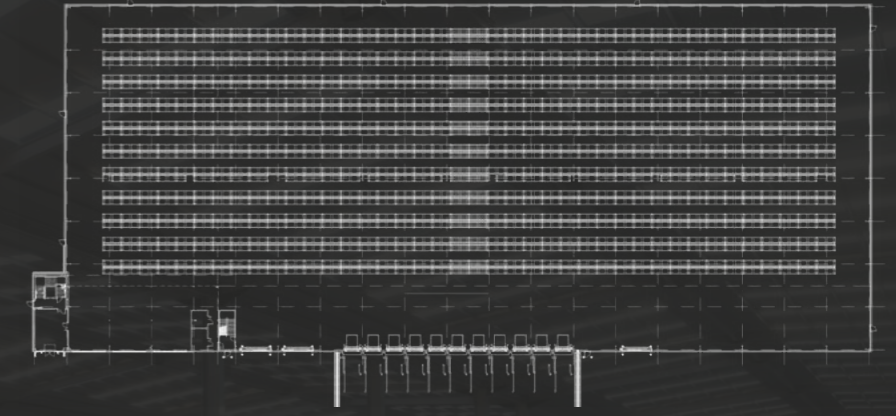
DESCRIPTION

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.

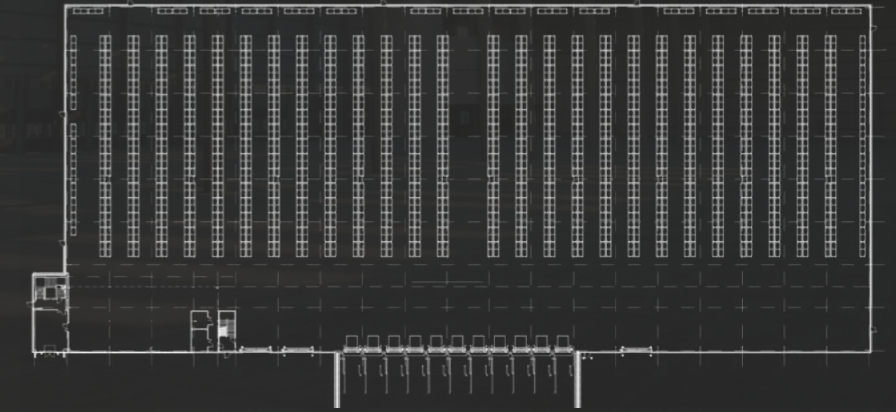
ACCOMMODATION

	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



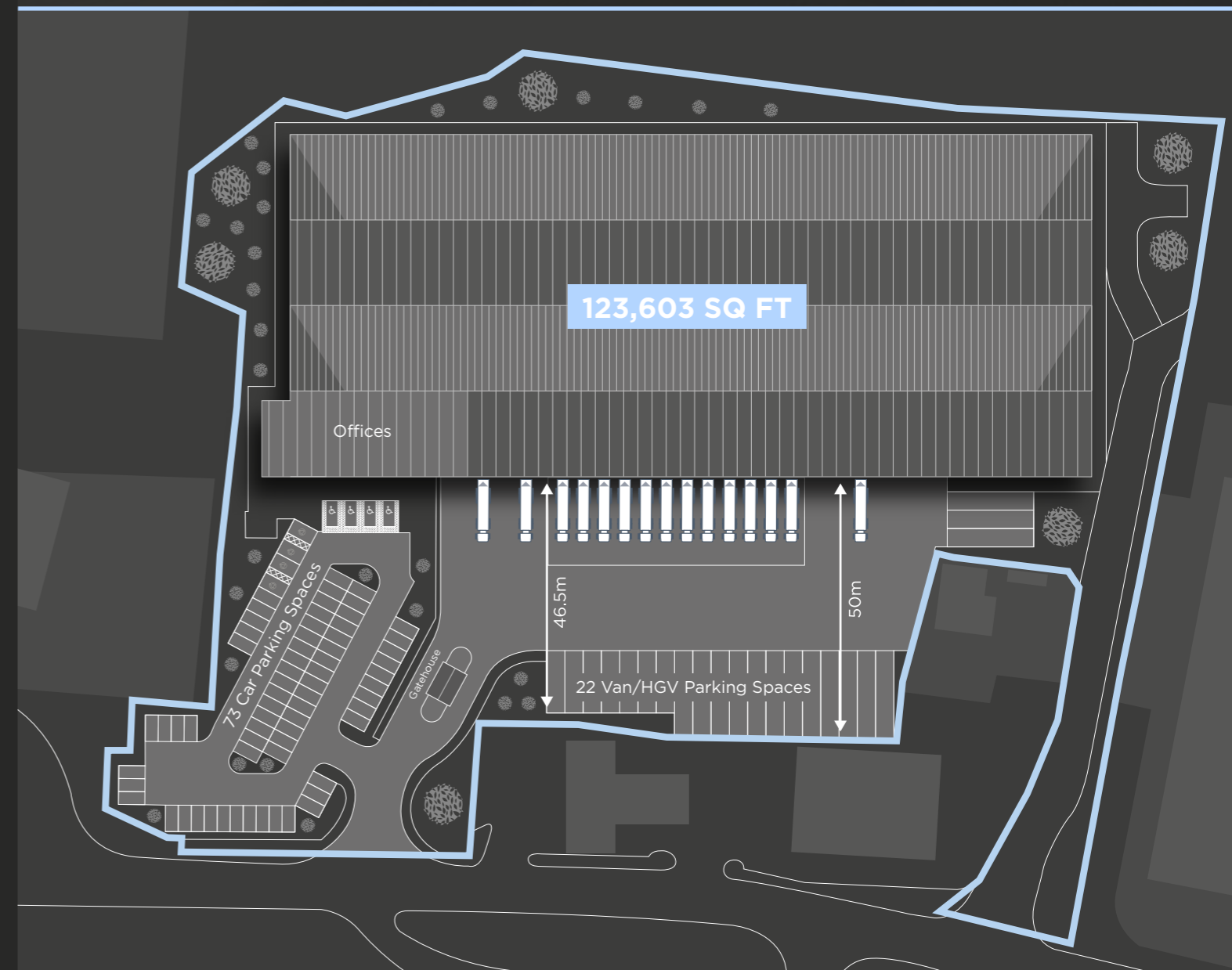
WATER SAVING
TECHNOLOGIES



GREEN ROOFS
TO CYCLE SHELTERS



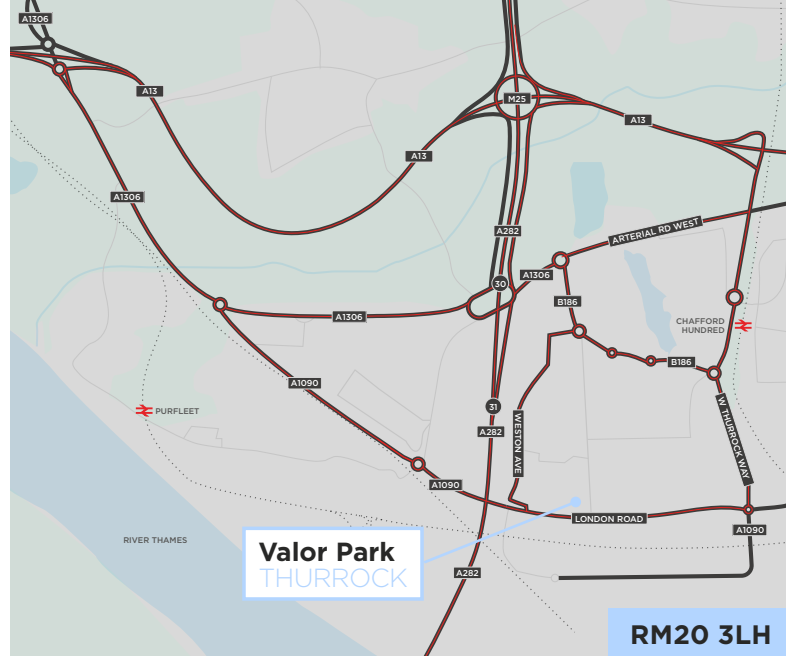
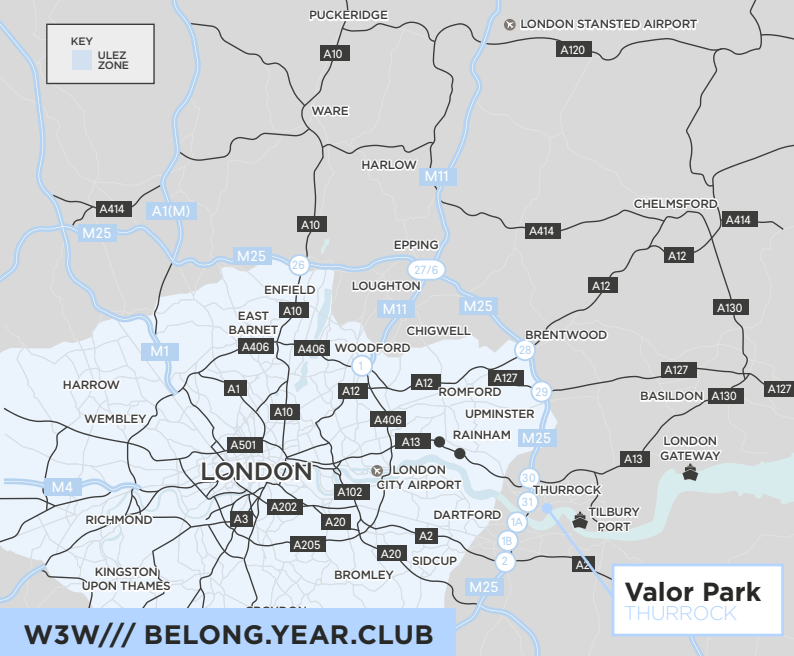
AIR-CONDITIONED
OFFICES





**STATE-OF-THE-ART INDUSTRIAL /
LOGISTICS UNIT WITH SECURE SITE AND
MODERN OFFICE FACILITIES**





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

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

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 Airport	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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