

PURFLEET 343

343,281 SQ FT DISTRIBUTION WAREHOUSE

Purfleet Commercial Park, Thurrock, RM19 1NS

Space for the well-connected



Located within half a mile of junction 30/31 of the M25, Purfleet 343 provides 343,281 sq ft of strategically-located logistics space, ideally placed to serve London and the South East.

Available now, the highly sustainable development combines flexible, high specification space with an enviable location at the heart of the M25 and A13 corridors.



Strategic location
Direct access to the M25



Excellent connectivity
Fast connections to the national motorway network



Strong freight links
Three international ports within easy reach



Prime same-day delivery location
16 miles from Central London

STRATEGIC M25 LOCATION



MARKET-LEADING SPECIFICATION

Purfleet 343 provides 343,281 sq ft of warehouse space, developed to a BREEAM 'Excellent' specification.

Benefitting from an 18m clear internal height and 55m yard depth, the property is designed to offer customers flexibility, whilst maximising operational efficiency and includes the following features:

- 18m clear internal height
- 263 car parking spaces
- 55m yard depth
- 60 cycle spaces
- 65kN/m² floor loading
- Solar PV system of 995 kWp
- 4MVA
- 12 electric car charging points
- Two-storey office space
- Two-storey hub office
- 32 loading docks
- Secure yard with gatehouse
- 4 level access doors
- CA Twin-Therm® Chronus cladding
- 59 HGV parking spaces
- A+ EPC (-3) and BREEAM 'Excellent' rating



SITE PLAN

AREA SCHEDULE

	sq ft	sq m
Warehouse	309,937	28,794.1
Undercroft	5,497	510.7
Ground floor core	2,871	266.8
Two storey office	16,217	1,506.6
Two storey transport office	5,179	481.1
Gatehouse	342	31.8
Plant	3,238	300.8
TOTAL	343,281	31,891.9




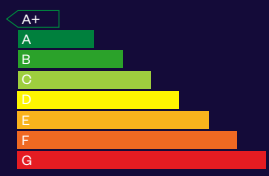
■ Warehouse space
■ Office space

SETTING A BENCHMARK FOR ESG

Integrating sustainability into the design, construction and operation of our properties works best when it aligns with our customers' needs.

Purfleet 343's market-leading specification is designed to reduce energy use, mitigate climate risk and boost biodiversity, and includes the following features:

-  BREEAM 'Excellent' and A+ EPC (-3)
-  Carbon neutral cladding envelope
-  Solar PV system of 995 kWp
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Low NOx condensing boiler
-  12 electric car charging points
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting
-  Water saving taps and WCs



POWERED BY RENEWABLES

We are increasing our investment in on-site renewables as we work with our customers to deliver smart energy solutions.

Purfleet 343 features a rooftop array of solar photovoltaics (PV), providing 995 kWp of clean energy.

With automation and increasing use of technology placing greater demands on energy usage, PV provides our customers with the opportunity to benefit from the latest in solar technology, offering low cost clean energy that can meet their operational needs.



Realise significant energy cost savings over your property's lease term



Reduce your operational carbon footprint



Achieve greater cost certainty, minimising your exposure to grid energy price inflation



Purchase your energy at a discount to market pricing



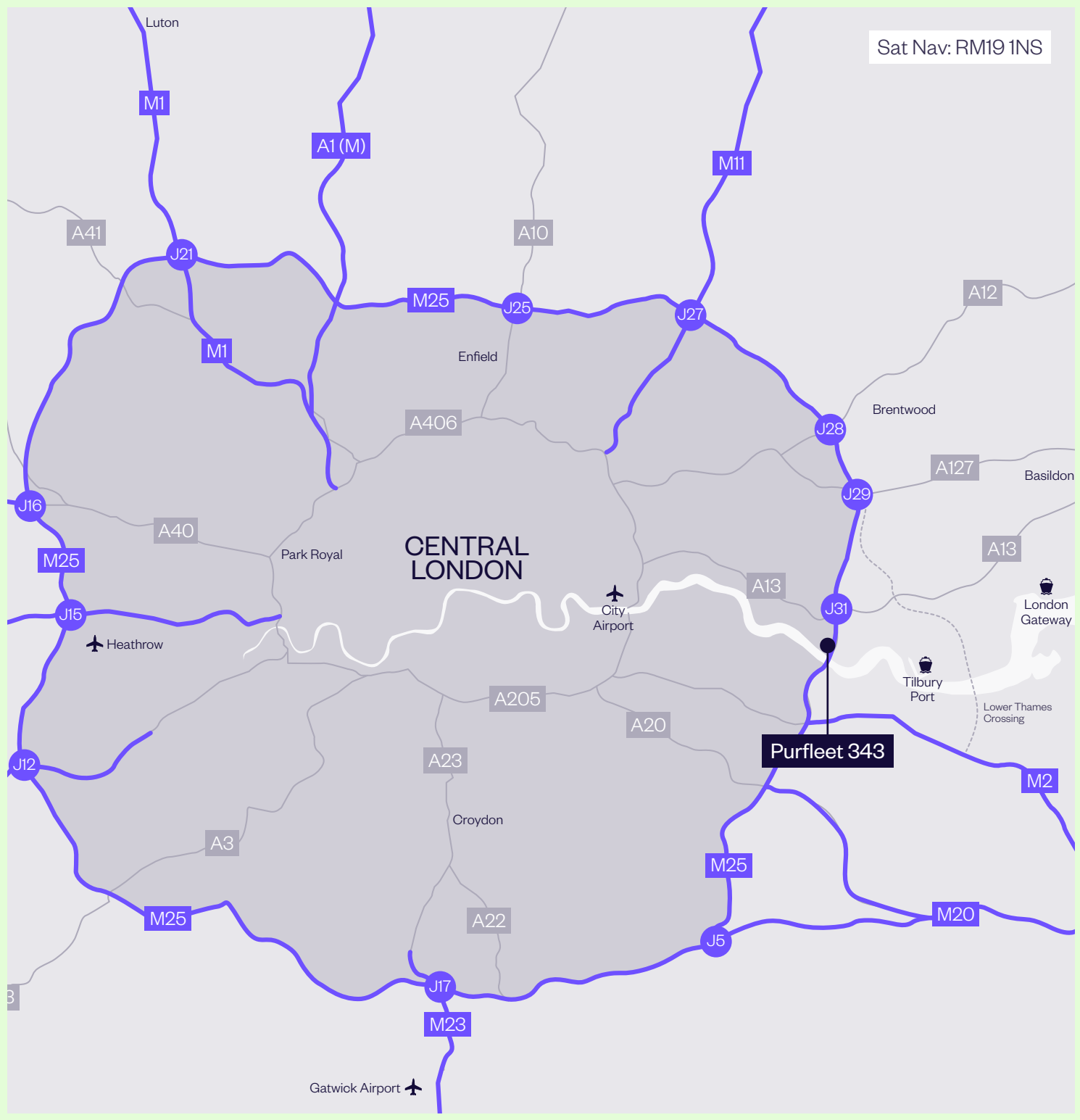
Meet your corporate sustainability objectives, including ESG targets.

How does it work?

As building owner, Goodman funds, installs and operates the solar PV installation.

Goodman is responsible for the ongoing operation and maintenance of the proposed system over the lifetime of the lease. Ongoing system monitoring will also be provided, giving customers full visibility of data and access to real-time performance information.





LOCATION

Purfleet Commercial Park's position at the heart of the M25 and A13 corridors provides fast access to London and the South East, combined with excellent freight links and proximity to three international ports.



ROAD

M25 (J30/31)	0.5 miles
A13	0.5 miles
Purfleet Town Centre	1 mile
Docklands (Canary Wharf)	15 miles
Central London	16 miles
M1 (J1)	21 miles



AIRPORTS AND PORTS

Port of Tilbury	8.5 miles
London Gateway	12 miles
London City Airport	14 miles
Stansted Airport	34 miles
Port of Felixstowe	75 miles



RAIL

Purfleet Railway Station	1.5 miles
Channel Tunnel	54 miles

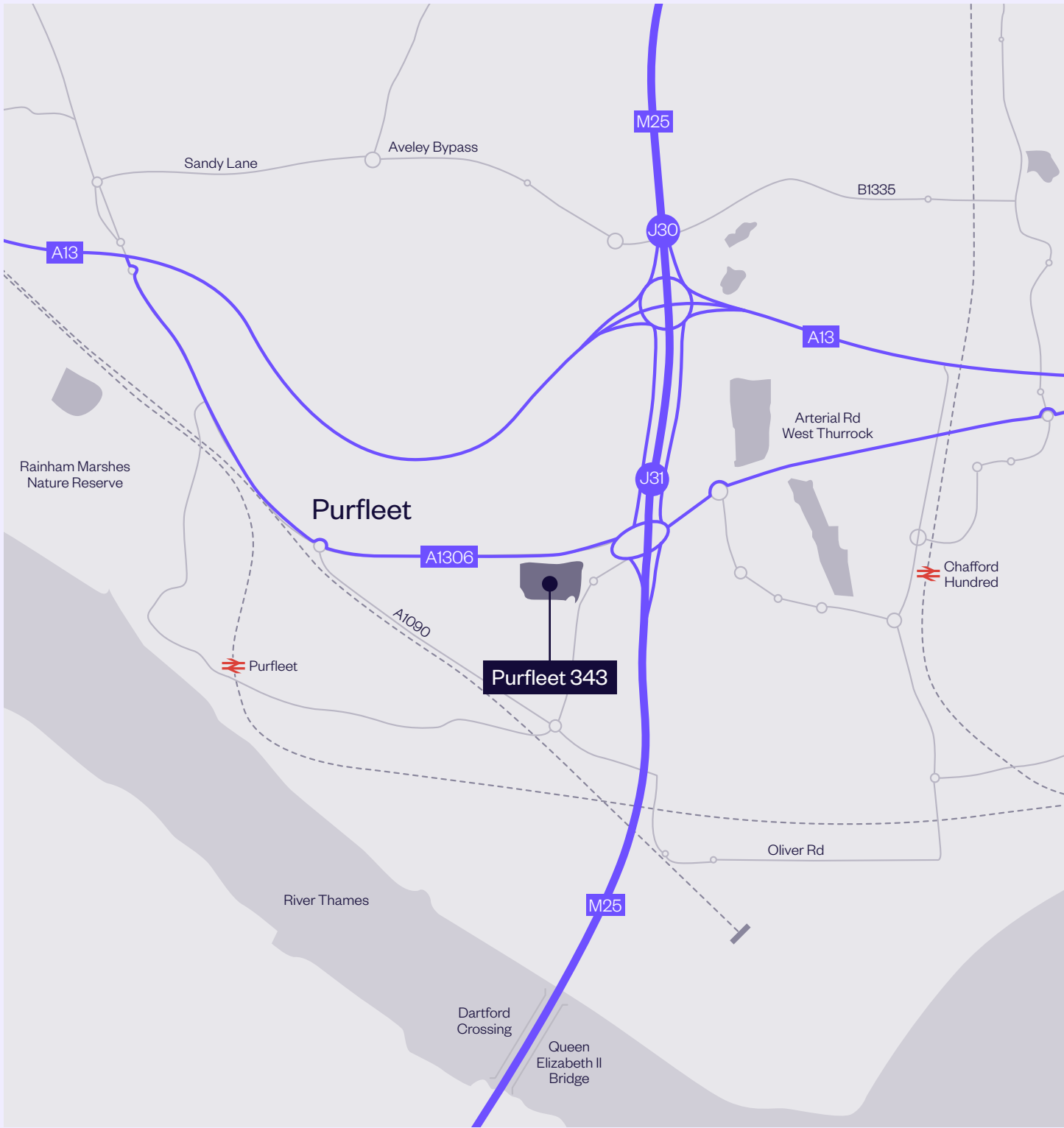
Source: Google Maps and Esri and Michael Bauer Research

ACCESS

Purfleet Commercial Park can be accessed off Stonehouse Lane via the A1306. Only half a mile from J30/31 of the M25, it provides fast connections to the national motorway network with access to London (to the west), Essex (to the north and east) and Kent (to the south).

The area benefits from excellent public transport links, providing good accessibility for local labour. Purfleet Railway Station is on the c2c mainline and offers direct services to London Fenchurch Street within 30 minutes. The park is also served by the existing Route 44 bus service, which runs from Grays to Lakeside via Purfleet.

National Cycle Route 137 borders the development and provides links to National Cycle Route 13, allowing wider connectivity to London and the west.



CONTACT US



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