

**TO LET**

**9,272 sq ft**

**861.40 sq m**

Unit 10 Castle Park, West Thurrock, 732 London Road,  
Thurrock, RM20 3NL

A comprehensively refurbished detached unit of c.9,272 sq ft with two story office accommodation and an extensive yard totaling c2.25 acres.



**DTRE**

# Summary

- Total Site Area c. 2.25 Acres
- EPC B
- Concrete & Tarmac Surfaced Yard
- 4.83m Eaves Height
- 1x Roler Shutter Loading Door
- Steel Portal Frame
- Excellent Access to The M25
- Refurbished Two Storey Offices
- Gated and Secure Site
- Flood Lighting

# **CASTLE PARK** **WEST THURROCK**





## Location

Castle Park, West Thurrock benefits from excellent transport connections, with close proximity to the M25 and Dartford Crossing. The location also offers easy rail access to Central London, with Purfleet station providing a quick 29-minute journey to Fenchurch Street.

# Details

## At a glance

Available Size	9,272 sq ft
Rent	Rent on Application
Business Rates	Interested parties are advised to contact Thurrock Council on 01375 652 960 to verify the rating assessment.
Service Charge	A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.
EPC Rating	B (45)

## Further Information

- [View website](#)

## Description

A level, linear, part concrete, surfaced yard with a gated entrance. The yard is enclosed by cliff faces and metal fencing and has floodlighting. At the entrance is a detached industrial/warehouse of steel portal frame construction with external elevations of brickwork and profile metal sheeting. One level access door is provided and there are ground and first floor offices.

## Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Building - Warehouse	7,411	688.50	Available
Building - Ground/1st Floor Office	1,861	172.89	Available
<b>Total</b>	<b>9,272</b>	<b>861.39</b>	



## Contact

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# DTRE

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