

Riverside Industrial Estate West Thurrock



To Let - Open Storage

Plot 4 - 1.41 Acres

Plot 6 - 1 Acre

West Thurrock, RM20 3EE



Secure
Fencing



Suitable for
Open Storage



Access to
1MVA

Well-positioned IOS plots within an
established industrial estate

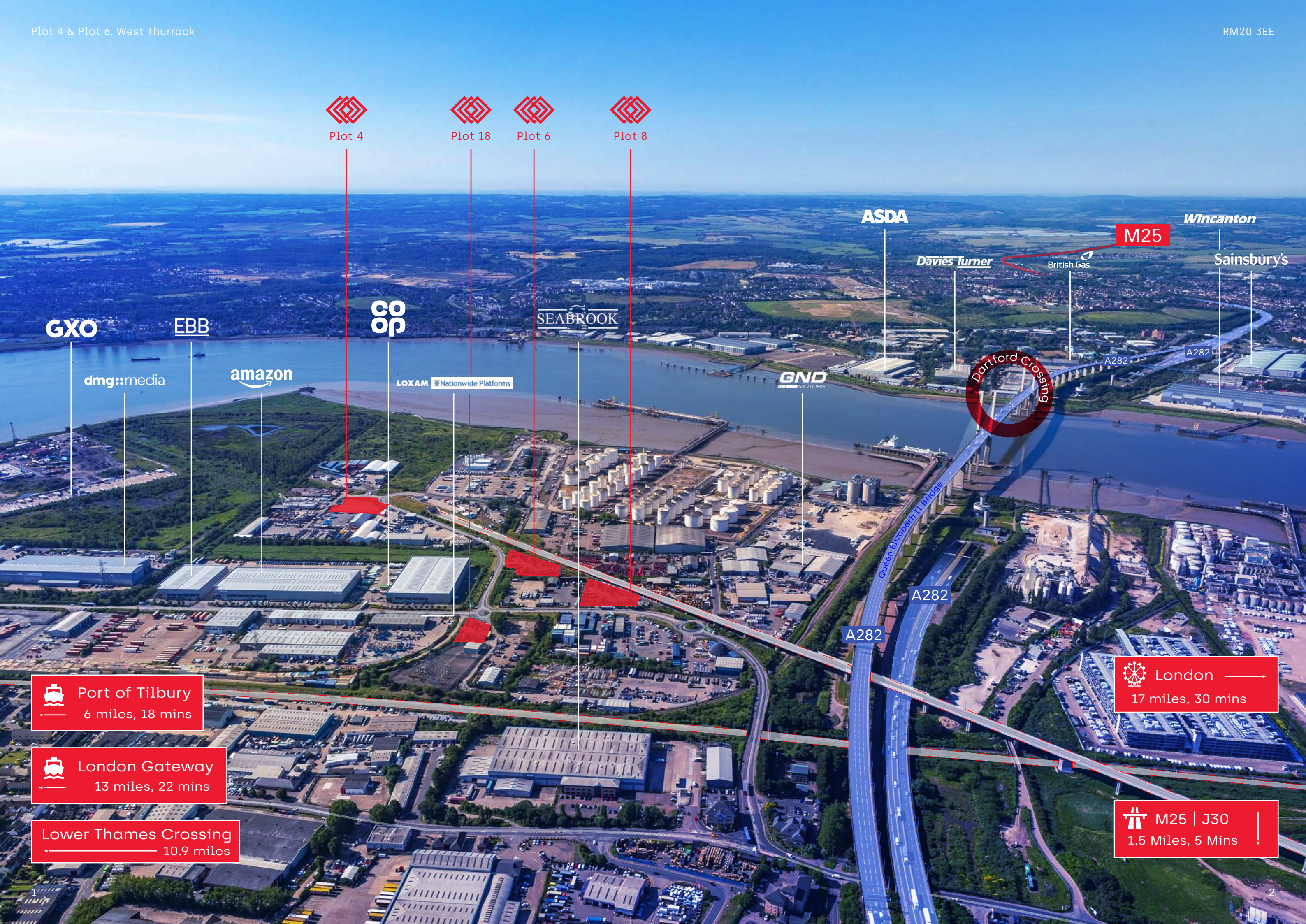
B8/B2 Use Classes

Concrete Surface

5 minutes to M25

Proximity to Port of Tilbury & Lower
Thames Crossing

17 miles to Central London



Plot 4



Plot 18



Plot 6



Plot 8

GXO

EBB

co op

SEABROOK

ASDA

Davies Turner

British Gas

Wincanton

M25

Sainsbury's

dmg::media

amazon

LOXAM Nationwide Platforms

GND MOTORS

Dartford Crossing

A282

A282

A282

A282



Port of Tilbury
6 miles, 18 mins



London Gateway
13 miles, 22 mins

Lower Thames Crossing
10.9 miles



London
17 miles, 30 mins



M25 | J30
1.5 Miles, 5 Mins

Plot 4

A Base for Industry

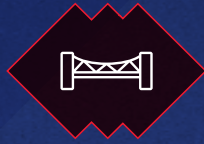
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Fully
Concreted Site
- 

Secure
Fencing
- 

Established
Industrial Location
- 

1.41 Acres
[0.57 HA]
- 

M25 J30/31 & A13
Connectivity
- 

Proximity to the
Dartford Crossing
- 

Suitable for
Open Storage
- 

B8 [Open
Storage] Use
- 

Power - Access
up to 1MVA



Plot 6

Secure by Design

- 

Fully
Concreted Site
- 

Secure
Fencing
- 

Established
Industrial Location
- 

1 Acre
(0.40 HA)
- 

M25 J30/31 & A13
Connectivity
- 

Proximity to the
Dartford Crossing
- 

Suitable for
Open Storage
- 

B2 [General
Industry] Use
- 

Power - currently 69kva
[Access up to 1MVA]



Situated within West Thurrock's established industrial area, Riverside Industrial Estate is surrounded by national and local occupiers including Amazon, Navigator Terminals, Royal Mail, Menzies, Burdens and Co-operative Group.

Approximately 17 miles east of Central London, the site benefits from excellent road connectivity, with the M25 J30/31 1.5 miles and A13 just 2.5 miles away, providing access to the national motorway network and Dartford Crossing.



Plot 4 w3w///causes.ears.moons

Plot 6 w3w///third.perky.loved



2.9M+

POPULATION WITHIN 30-MINUTE DRIVE

987K+

HOUSEHOLDS WITHIN 30-MINUTE DRIVE

Source: ONS

923K+

WORKFORCE WITHIN
30-MINUTE DRIVE

By Air	Distance (Miles)	Time (Mins)
London City Airport	15	24
London Stansted	35	35
London Heathrow	38	40

By Rail	Distance (Miles)	Time (Mins)
Grays	3.3	12
Upminster Station	8.3	16
Ebbsfleet International	10	18

By Sea	Distance (Miles)	Time (Mins)
Port of Tilbury	6	18
London Gateway	13	22
Felixstowe Port	76	80

Riverside Industrial Estate West Thurrock



Lease Terms

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Business Rates

Interested parties to make enquiries with the local authority.

Rent

Rent on application.

Legal Fees

Each party to bear their own costs.

VAT

To be confirmed.

Plot 4 w3w///causes.ears.moons 

Plot 6 w3w///third.perky.loved 



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