

VALOR PARK ULTRABOX



PRIME ESTABLISHED DISTRIBUTION LOCATION
UNDER REFURBISHMENT
HIGH QUALITY LOGISTICS / WAREHOUSE UNIT
505,955 SQ FT (47,005.5 SQ M)
TO LET

505,955 SQ FT

HIGH QUALITY LOGISTICS / WAREHOUSE UNIT

DESCRIPTION

The property comprises a modern highly specified distribution warehouse with a two storey ancillary office accommodation totalling 505,955 sq ft (47,005.5 sq m) GEA.

ACCOMMODATION (GEA)

UNIT	SQ FT	SQ M
Warehouse	451,148	41,913.8
Ground Floor Office and Plant	14,091	1,309.1
First Floor Office	18,384	1,707.9
Second Floor Office	18,580	1,726.1
Ground Floor Transport Office	1,863	173.1
First Floor Transport Office	1,889	175.5
Overall Total	505,955	47,005.5



12M MINIMUM
EAVES HEIGHT



73 HGV
PARKING SPACES



4 LEVEL ACCESS
LOADING DOORS



42 DOCK LEVEL
LOADING DOORS



50M
YARD DEPTH



226 CAR
PARKING SPACES



50KN/M2
FLOOR LOADING



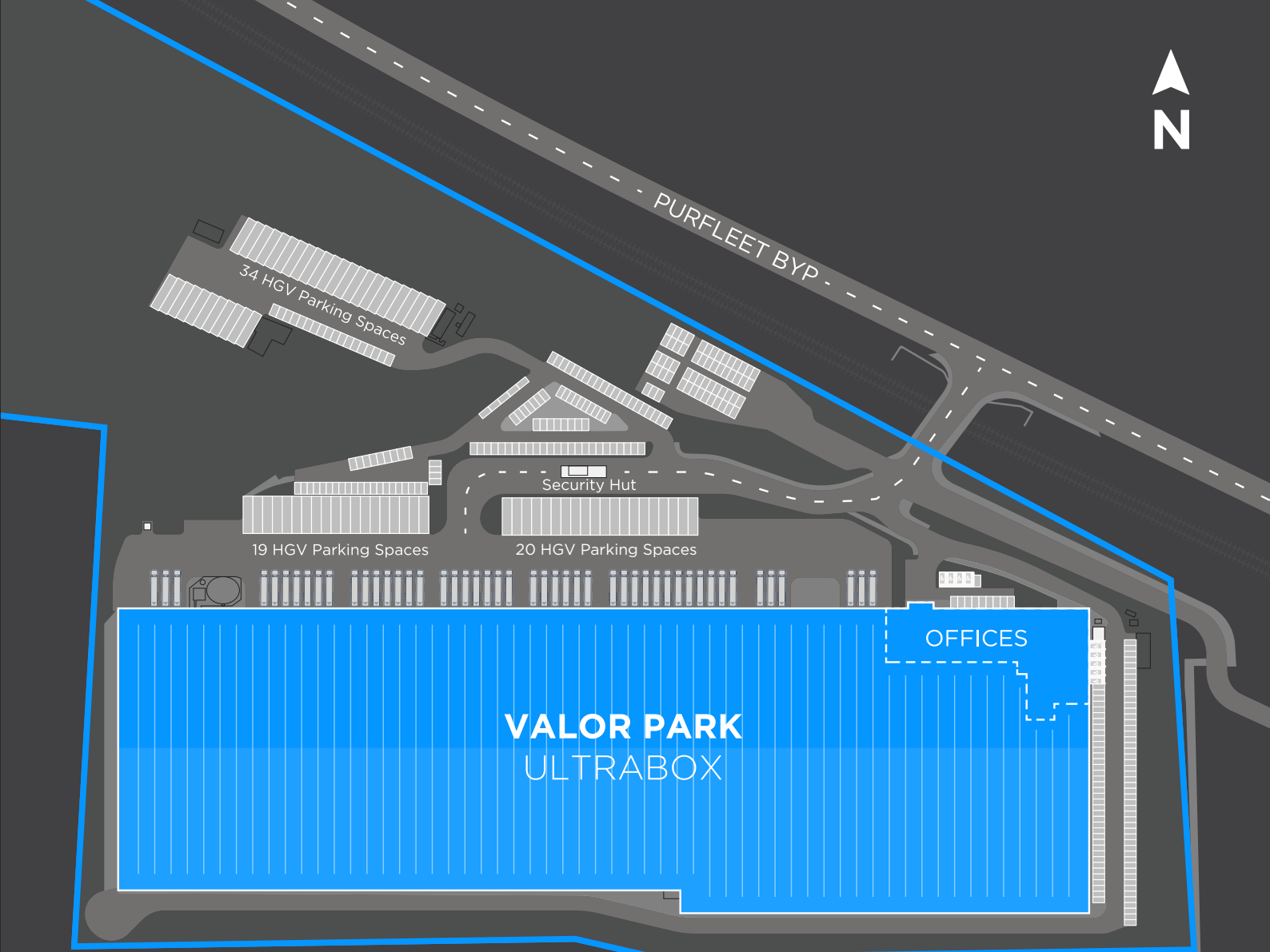
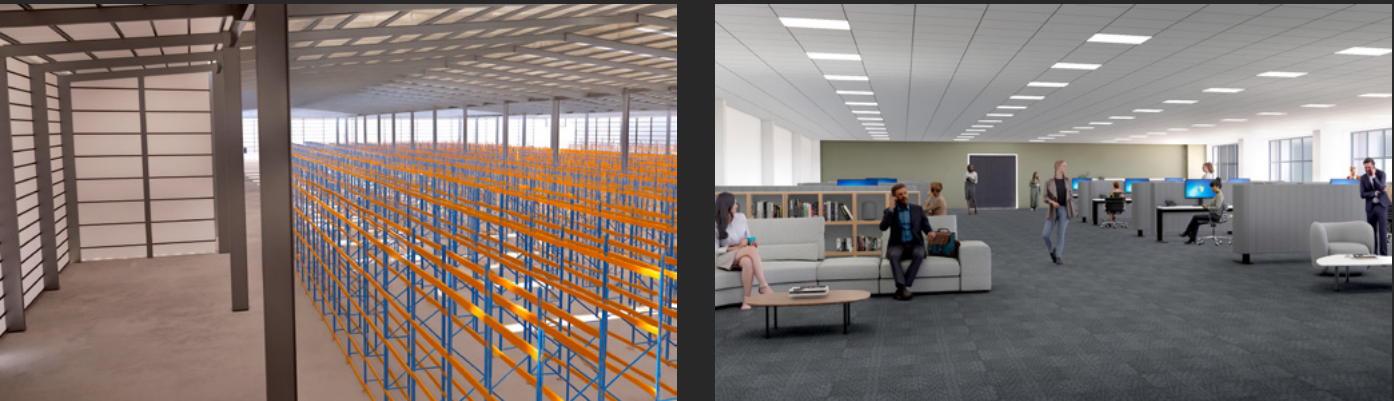
3.2 MVA
POWER



SECURE SELF CONTAINED
SITE WITH GATEHOUSE



30
ACRES





REPLACEMENT ROOF
LIGHTS AND LED
LIGHTING (PIR)



3.2 MVA
POWER



TARGET
EPC A



NEW PV
INSTALLATION AT
200KWP



TARGET BREEAM
'EXCELLENT'



WATER SAVING
TECHNOLOGIES



CAR SHARING
ALLOCATION
(14 SPACES)



20 X EV CHARGING
SPACES AND ADDITIONAL
PASSIVE PROVISION

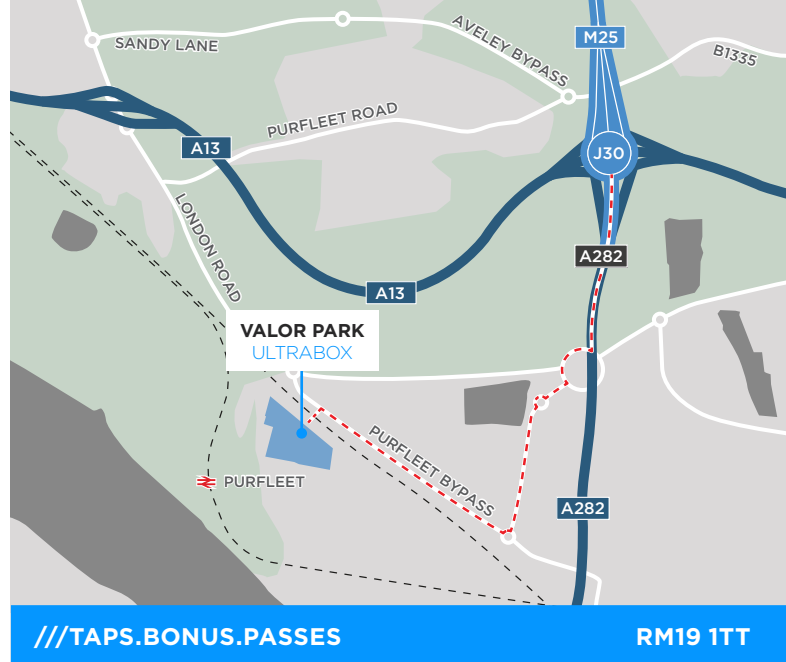


NEW ROOF
ACHIEVING 0.25
U VALUE



HVAC UPGRADE
THROUGHOUT





///TAPS.BONUS.PASSES

RM19 1TT

ROAD	MILES	MINS
M25	2.2	5
A13	2.6	6
A406	9.3	13
M11	14.4	20

RAIL	MILES	MINS
PURFLEET	1.7	5
BARKING	9.5	19
LONDON LIVERPOOL STREET	17.7	41
LONDON WATERLOO	18.5	44
LONDON PADDINGTON	21.6	1hr 3

PORTS	MILES	MINS
TILBURY	9.5	16
DP WORLD	13.2	21
DOVER	65.2	1 hr 13
FELIXSTOWE	75.8	1 hr 20

AIRPORTS	MILES	MINS
LONDON CITY	12.8	22
STANSTED	35.4	38
HEATHROW	60.8	1hr 5

EPC

Target EPC A.

TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

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

175,933

POPULATION
WITHIN
THURROCK

4.23%

LOWER WEEKLY
PAY THAN UK
AVERAGE

25%

LOCAL WORKFORCE
WORK IN
TRANSPORT &
STORAGE

Source: Nomis

DTRE

020 3328 9080
www.dtre.com

Richard Harman

richard.harman@dtre.com
07776 200 143

Robert Cohu

robert.cohu@dtre.com
07860 659 043

Jamie Durrant

jamie.durrant@dtre.com
07341 661 962

CUSHMAN & WAKEFIELD

020 3296 2000
cushmanwakefield.co.uk

Franco Capella

franco.capella@cushwake.com
07834 197 403

Patrick Mooney

patrick.mooney@cushwake.com
07920 451 369

Savills London

savills.co.uk

020 7409 8121

Toby Green

tgreen@savills.com
07870 555 716

Oliver Hughes

oliver.j.hughes@savills.com
07815 032 104

Tom Marshall

tom.a.marshall@savills.com
07812 426 270

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank and TLRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank and TLRE nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. June 2026.

VALORPARKULTRABOX.COM

designed & produced by **CORMACK** - cormackadvertising.com