Riverside Industrial Estate West Thurrock

To Let - Open Storage

Plot 4 - 1.41 Acres
Plot 6 - 1 Acre
Plot 8 - 1.14 Acres

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

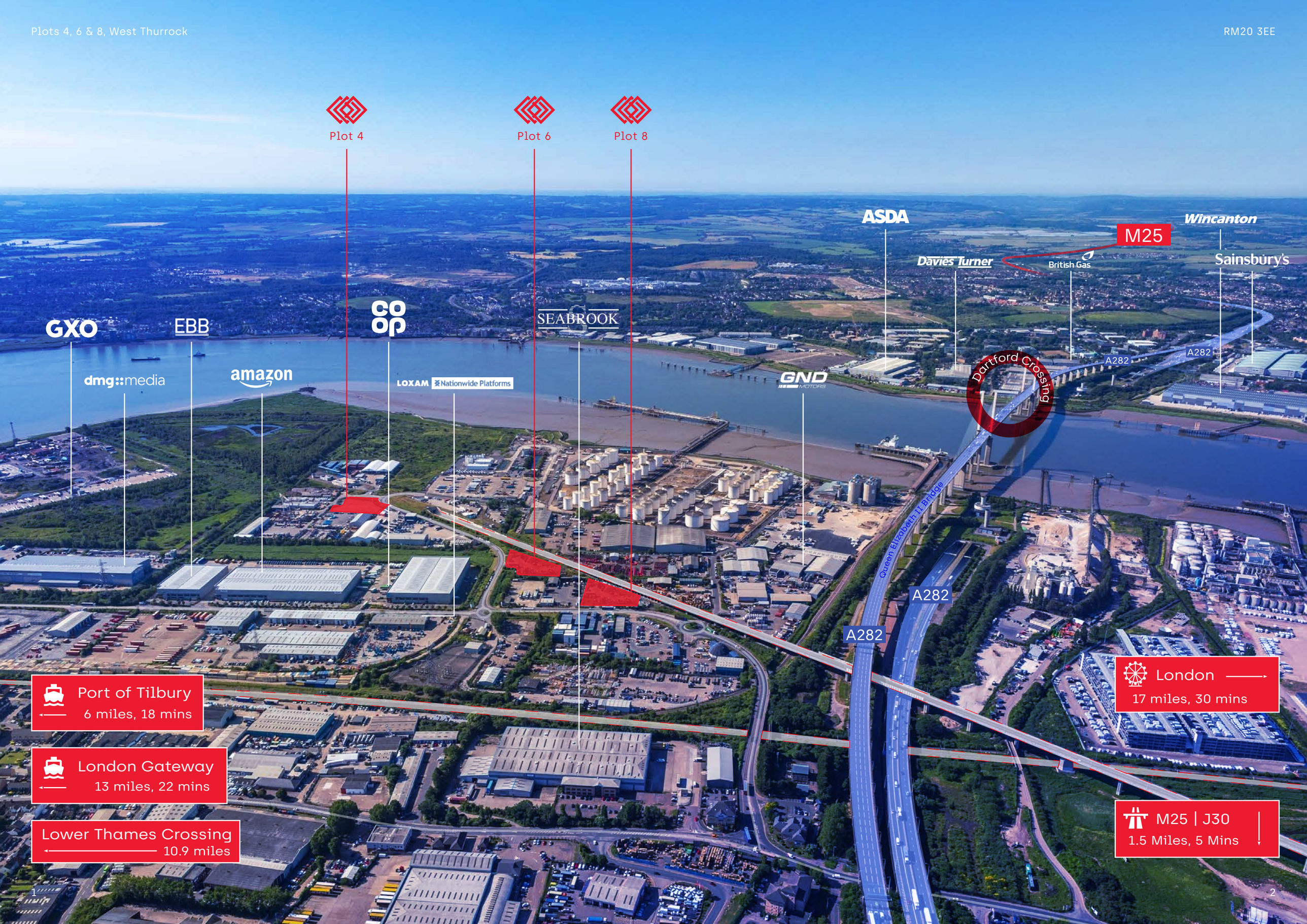
Concrete Surface

5 minutes to M25

Proximity to Port of Tilbury & Lower Thames Crossing

17 miles to Central London

LONGMEAD


Plot 4
Plot 6
Plot 8
GXO
EBB
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amazon
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Nationwide Platforms
SEABROOK
GND MOTORS
ASDA
Davies Turner
British Gas
M25
Wincanton
Sainsbury's
Dartford Crossing
A282
A282
A282
Queen Elizabeth II Bridge
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

- 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

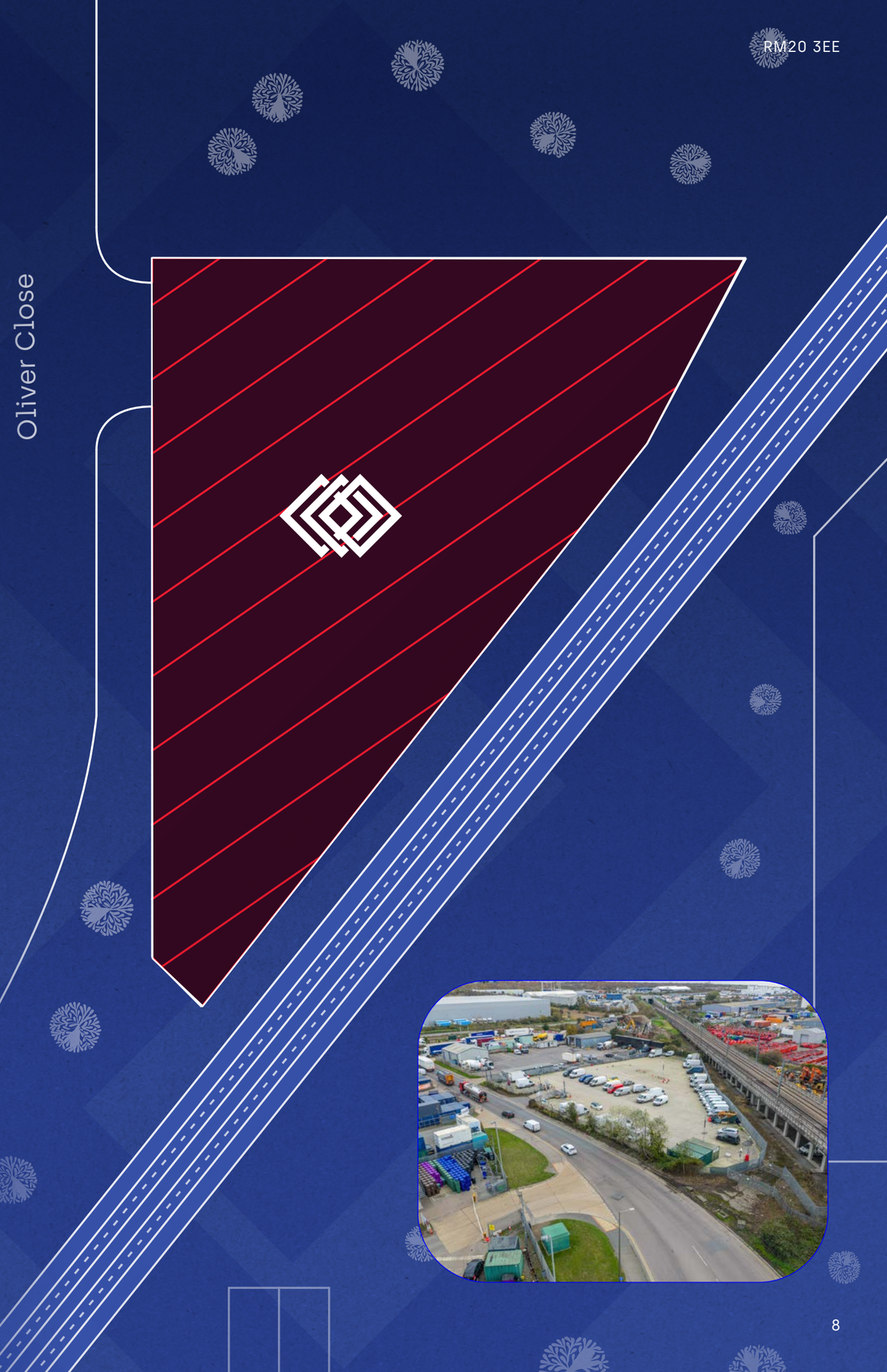
- Fully Concreted Site
- Secure Fencing
- Established Industrial Location
- 1 Acre (0.40 HA)
- M25 J30/31 & A13 Connectivity
- Proximity to the Dartford Crossing
- Suitable for Open Storage
- B2 (General Industry) Use
- Power - currently 69kva (Access up to 1MVA)

Plot 8

A Base for Industry

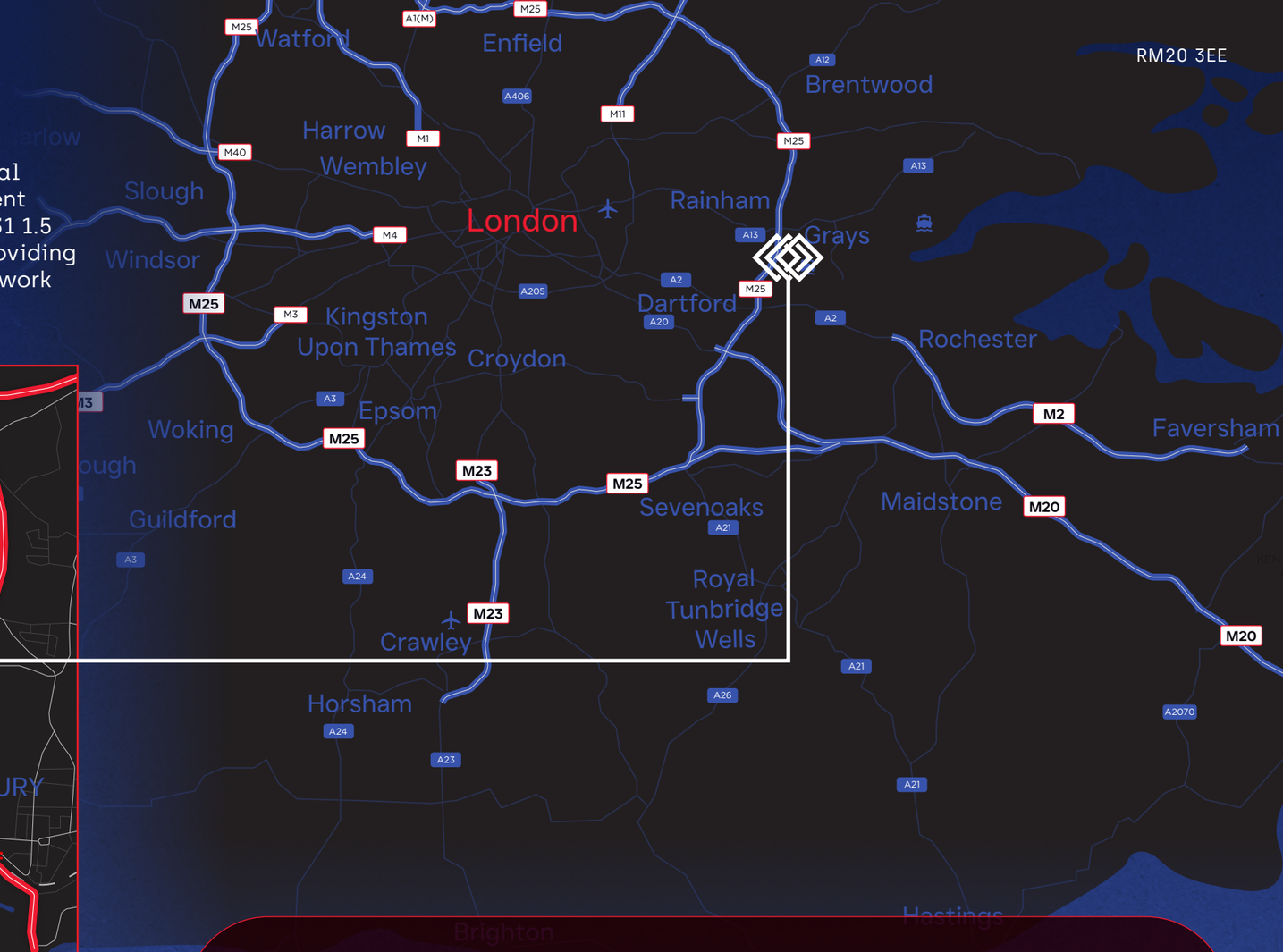
- Fully Concreted Site
- Secure Fencing
- Established Industrial Location
- 1.14 Acres (0.46 HA)
- M25 J30/31 & A13 Connectivity
- Proximity to the Dartford Crossing
- Suitable for Open Storage
- B8 (Open Storage) Use
- Power - Access up to 1MVA

Plot 8 - 1.14 acres (0.46 HA)



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 ///

Plot 8 w3w///recall.pardon.quiet ///

2.9M+ POPULATION WITHIN 30-MINUTE DRIVE

987K+ HOUSEHOLDS WITHIN 30-MINUTE DRIVE

923K+ WORKFORCE WITHIN 30-MINUTE DRIVE

Source: ONS

By Road	Distance (Miles)	Time (Mins)
M25 J30/31	1.5	5
A13	2.5	6
Dartford Crossing	3.3	8

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	///
Plot 8	w3w///recall.pardon.quiet	///

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