

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)



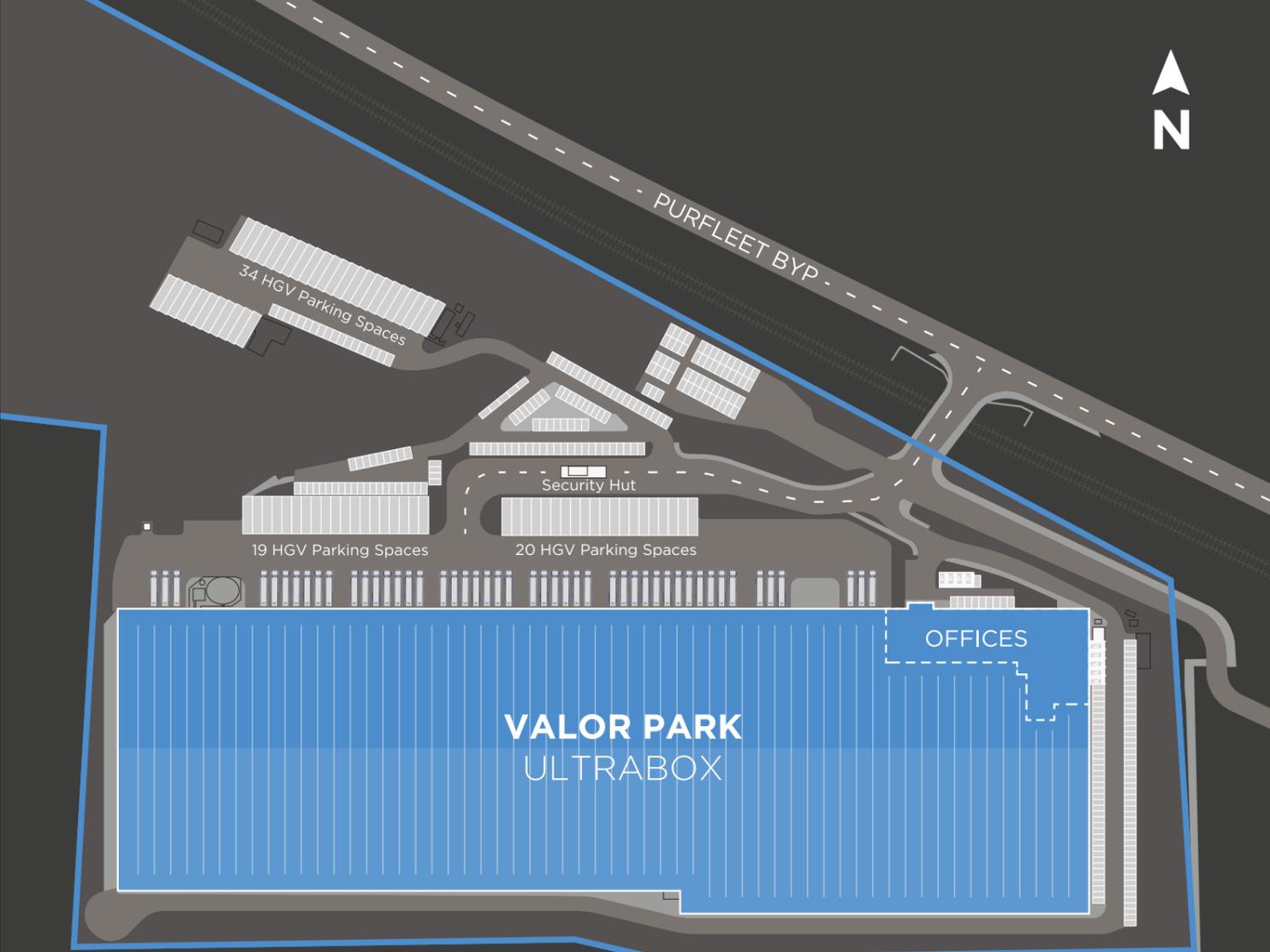
20 X EV CHARGING
SPACES AND ADDITIONAL
PASSIVE PROVISION



NEW ROOF
ACHIEVING 0.25
U VALUE



HVAC UPGRADE
THROUGHOUT



VALOR PARK
ULTRABOX

OFFICES

PURFLEET BYP

34 HGV Parking Spaces

19 HGV Parking Spaces

20 HGV Parking Spaces

Security Hut



///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:



Richard Harman
richard.harman@dtre.com
07776 200 143

Alice Hampden-Smith
alice.hampden-smith@dtre.com
07508 371 884



Franco Capella
franco.capella@cushwake.com
07834 197 403

Patrick Mooney
patrick.mooney@cushwake.com
07920 451 369



Natasha Ryan
natasha.ryan@savills.com
07812 760 310

Toby Green
tgreen@savills.com
07870 555 716

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



Source: Nomis

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. January 2026.