

# VALOR PARK

## THURROCK



PLANNING  
OBTAINED

### PRE-LET OPPORTUNITY

**123,603 SQ FT** (11,483 SQ M)

SELF-CONTAINED INDUSTRIAL / LOGISTICS UNIT

READY FOR OCCUPATION IN 2027





AN ACCESSIBLE  
URBAN LOCATION

LOCAL  
OCCUPIERS:



EBB





# 123,603 SQ FT SELF-CONTAINED ACCOMMODATION

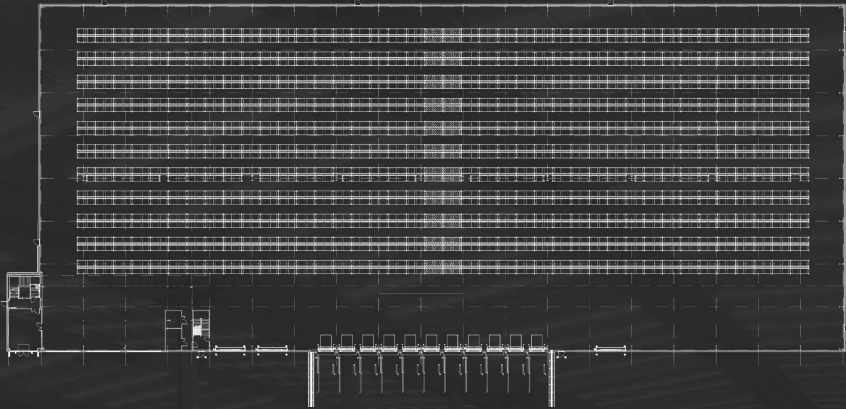
## DESCRIPTION

Detailed planning consent has been obtained for a 123,603sq ft industrial / logistics unit positioned on a self contained, secure site. The property will comprise a brand new warehouse of steel portal frame construction with modern, high-quality office accommodation provided across 3 floors, as well as dedicated welfare space.

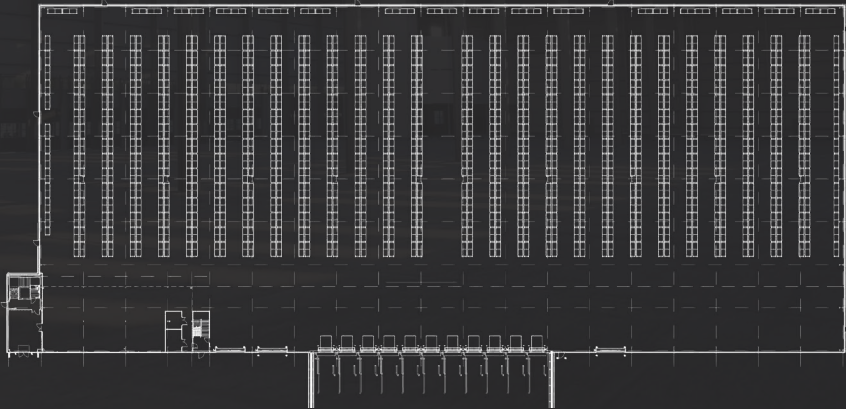
## ACCOMMODATION

	SQ FT	SQ M
Warehouse	110,241	10,241.7
Offices	13,109	1,217.8
Gatehouse	253	23.5
<b>Total GEA</b>	<b>123,603</b>	<b>11,483</b>

NARROW RACKING  
OPTION  
TOTAL PALLETS =  
13,728



WIDE RACKING  
OPTION  
TOTAL PALLETS =  
13,352



15M CLEAR  
INTERNAL HEIGHT



3 GROUND & 12 DOCK  
LEVEL DOORS



73 CAR PARKING  
SPACES



SECURE  
SITE



TARGET BREEAM  
RATING "EXCELLENT"



ROOF MOUNTED  
PV PANELS



EV CAR CHARGING  
INSTALLED



HIGH EFFICIENCY  
LED LIGHTING



TARGET  
EPC A



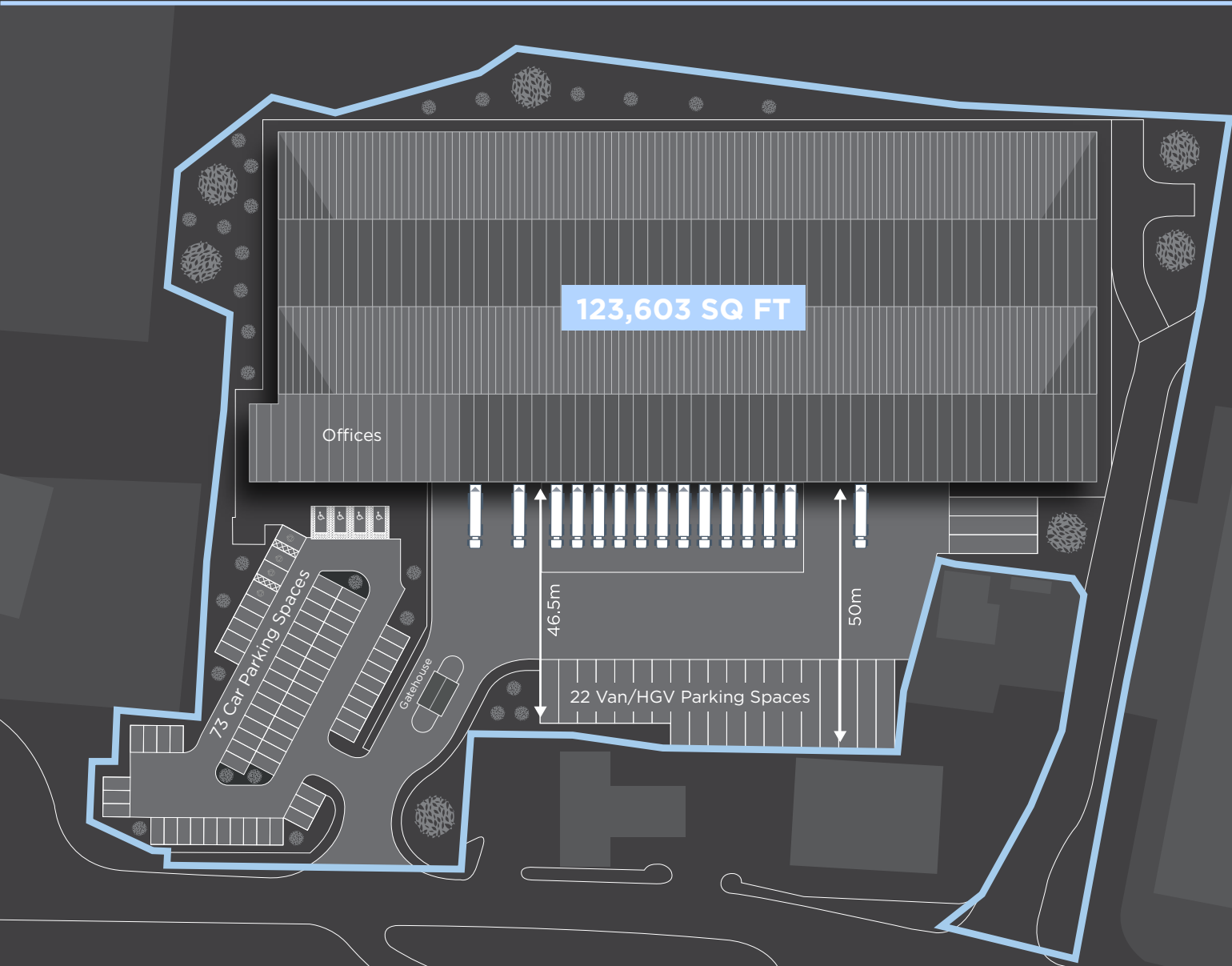
WATER SAVING  
TECHNOLOGIES



GREEN ROOFS  
TO CYCLE SHELTERS



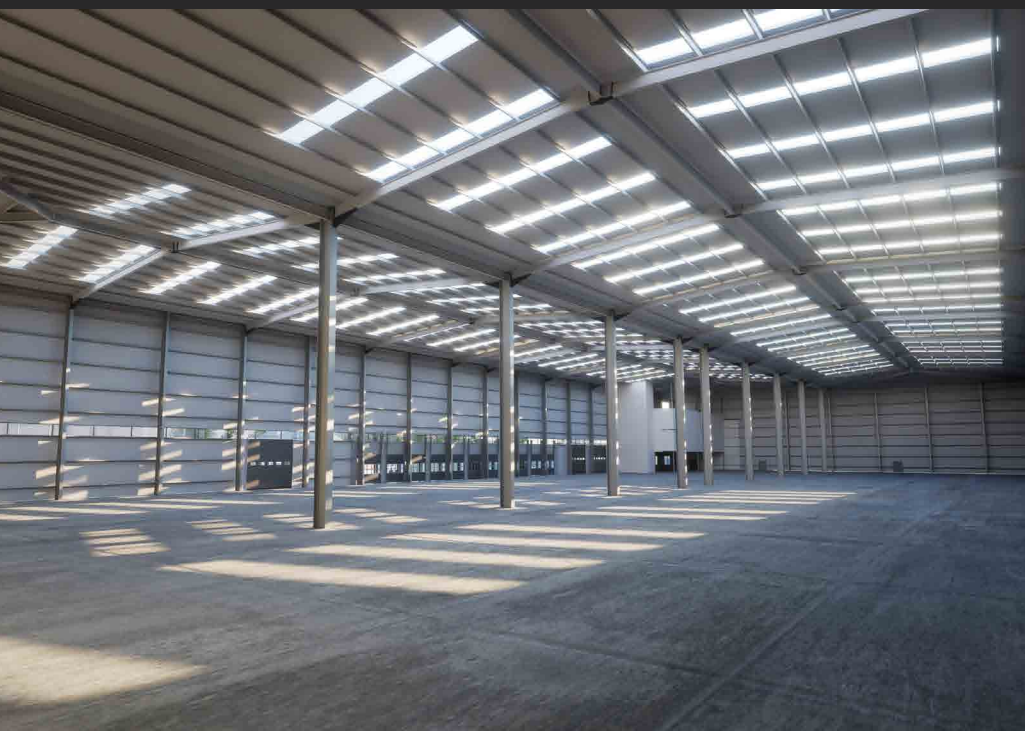
AIR-CONDITIONED  
OFFICES



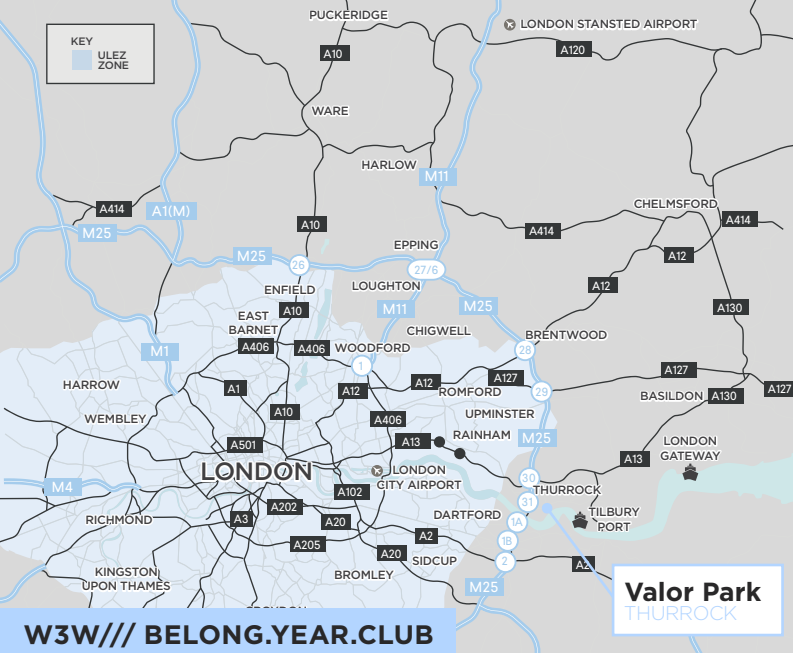




# STATE-OF-THE-ART INDUSTRIAL / LOGISTICS UNIT WITH SECURE SITE AND MODERN OFFICE FACILITIES







## LOCATION

The site is strategically located close to Junction 31 (1.5 miles) and Junction 30 (2 miles) of the M25, which connects with the A13 providing easy access to Central London to the west and the Ports of Tilbury and London Gateway to the east.

The site is 1.4 miles from the intu Lakeside Shopping Centre and the QE2 Dartford Bridge, which provides numerous retail and leisure amenity, and is 1.4 miles from Chafford Hundred Station.

MAIN ROADS	MILES	TIME
M25 J31	1.5	5 mins
A13	2.0	5 mins
Dartford Crossing	3.0	8 mins
A2	6.0	10 mins
North Circular Rd	12.0	22 mins
Central London	20.0	40 mins

## RENT

Upon Application.

## TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

## PLANNING

Consent for B2 & B8 uses.

## PORTS

	MILES	TIME
Tilbury Docks (A13)	9.2	16 mins
London Gateway (A13)	11.6	20 mins
Dover Port	67.0	1 hr 10 mins
Felixstowe Port	76.0	1 hr 20 mins

## AIRPORTS

	MILES	TIME
London City Airport	14.0	24 mins
London Stansted Airport	35.0	39 mins
London Gatwick Airport	37.6	40 mins
Luton International Airport	55.0	1 hr 5 mins
London Heathrow Airport	59.0	1 hr 3 mins

## LOCAL POPULATION



SOURCE: Nomis

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



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