



trade city

Grade A Trade Counter / Industrial Unit
Opportunities From 8,095 – 11,365 Sq Ft
(752 Sq M – 1,056 Sq M)

Last Two Units Available To Let



Prime Location, Unlimited Potential at West Thurrock

Trade City provides an excellent trade counter/industrial opportunity, comprising a total of 12 units which each benefit from dedicated car parking and secure yards.



Prominent trade counter location



Adjacent to existing trade cluster. Local occupier include: Tops Tiles, Saint Gobain, Selco, B&Q, Screwfix, HSS hire



Good car parking ratios



Covered bicycle parking racks

Unit 6

Unit 8

Flexible Spaces Designed for Industrial Excellence

Available Units

Unit 6	Sq Ft	Sq M
Warehouse	7,043	654
First Floor Office	1,052	98
Total	8,095	752

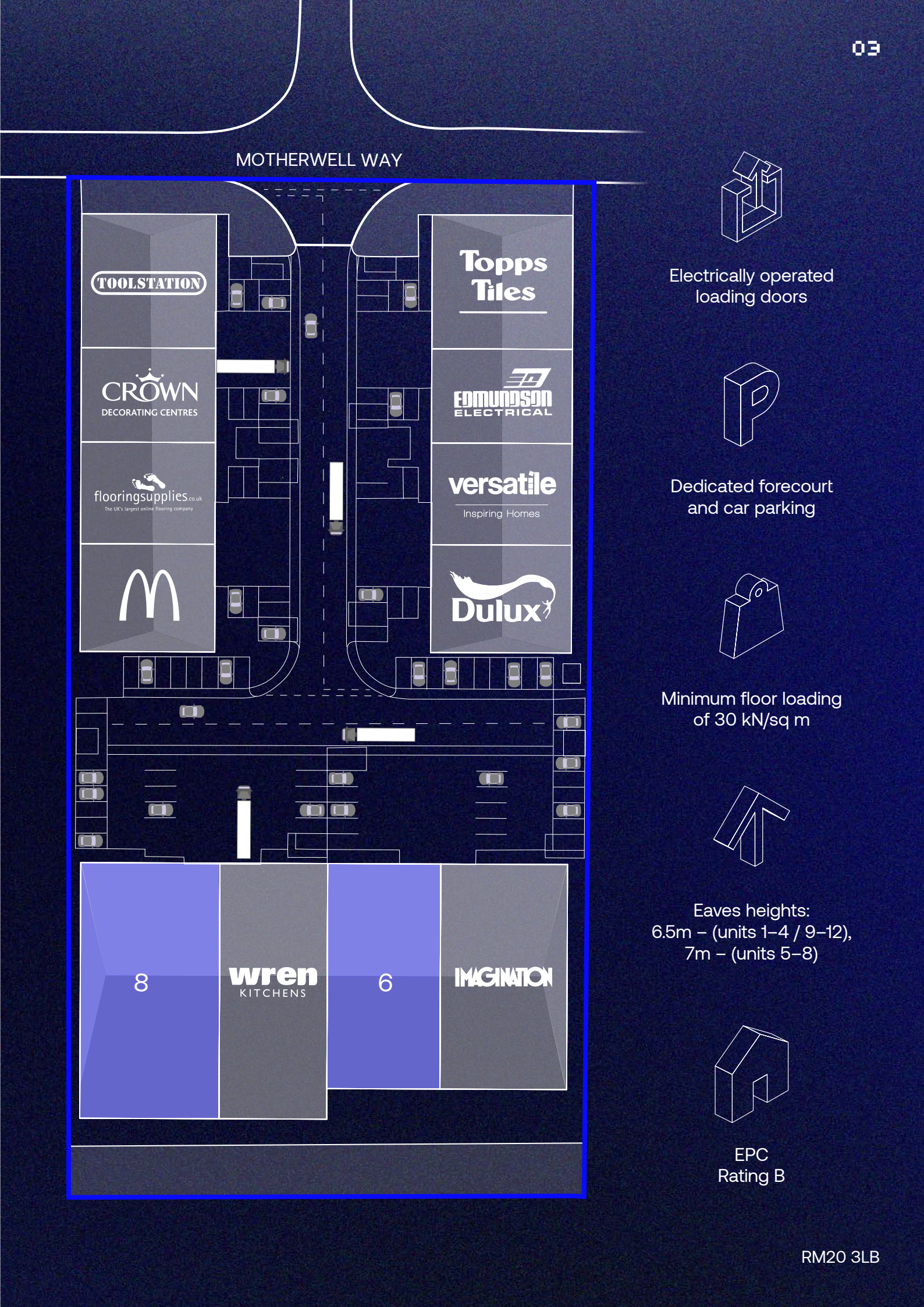
The following areas are approximate GEA

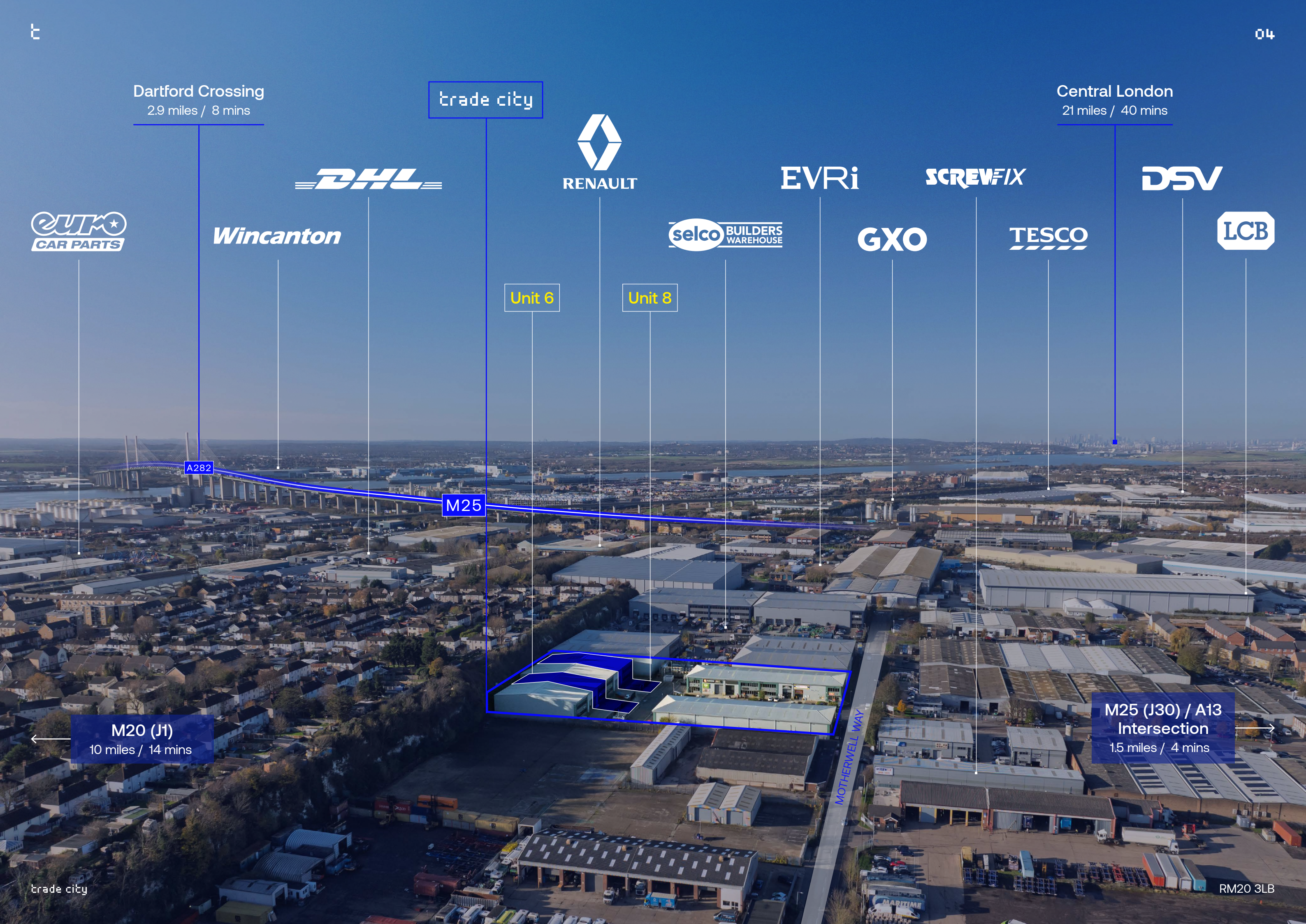
Occupied Units

Unit	Existing Occupiers
Unit 1	Topps Tiles
Unit 2	Edmundson Electrical
Unit 3	Versatile & Stone Ltd
Unit 4	Dulux
Unit 5	Imagination

Unit 8	Sq Ft	Sq M
Warehouse	9,955	925
First Floor Office	1,410	131
Total	11,365	1,056

Unit	Existing Occupiers
Unit 7	Wren Kitchens
Unit 9	McDonalds
Unit 10	Flooring Supplies
Unit 11	Crown Decorating Centres
Unit 12	Toolstation





Dartford Crossing
2.9 miles / 8 mins

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Central London
21 miles / 40 mins



Wincanton



EVRi

SCREWFIX

DSV



GXO

TESCO



Unit 6

Unit 8

A282

M25

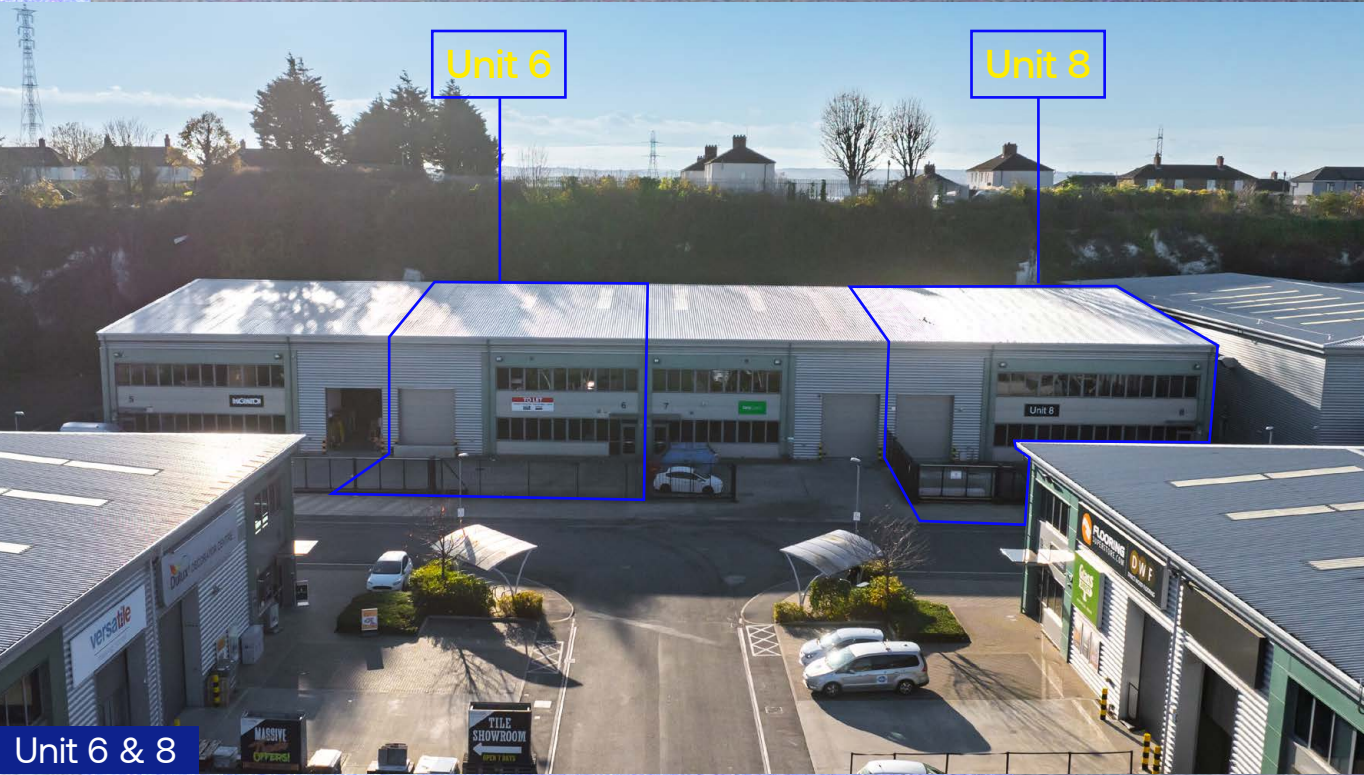
M20 (J1)

10 miles / 14 mins

M25 (J30) / A13
Intersection
1.5 miles / 4 mins

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RM20 3LB



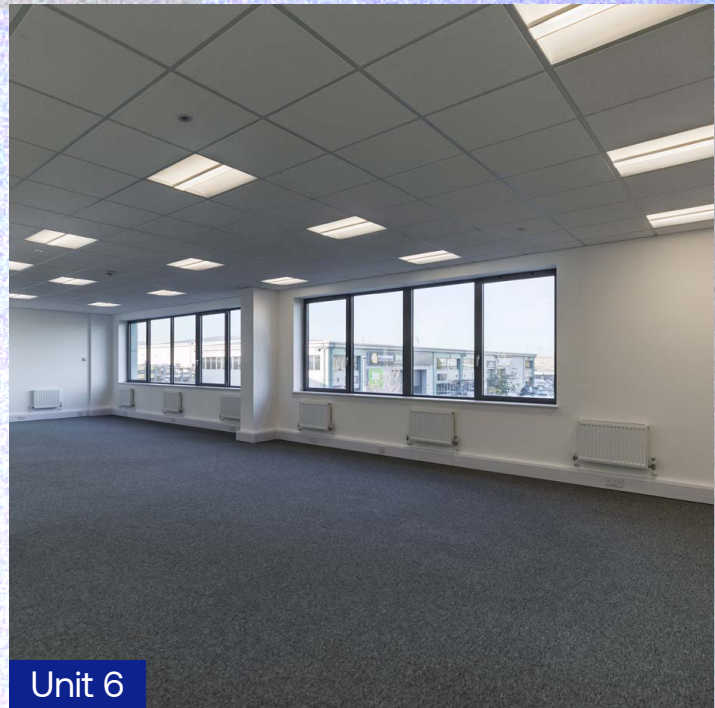
Unit 6 & 8



Unit 8



Unit 8



Unit 6



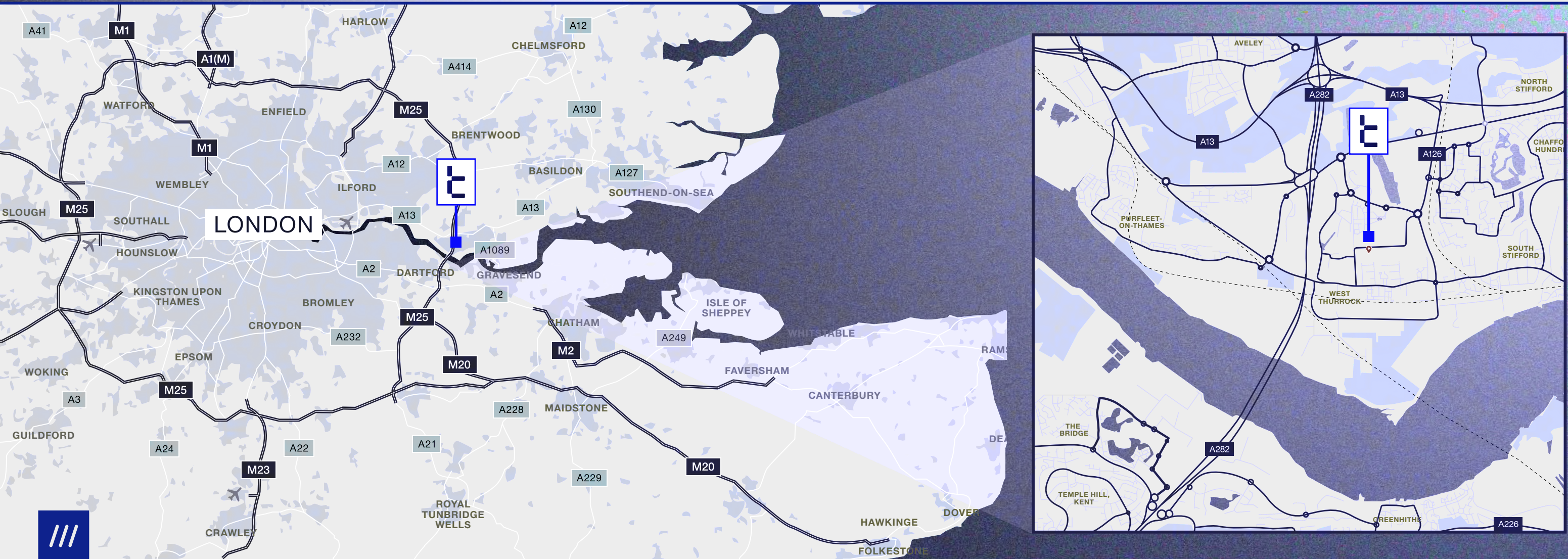
Unit 6



Unit 8



Unit 8



Source: Nomis

Your Connection to London and Beyond

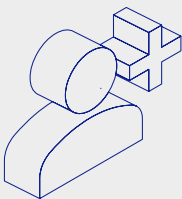
West Thurrock is strategically situated adjacent to the junction between the M25 (junction 31) and the A13 and close to the Lakeside Shopping Centre and the neighbouring retail parks. The closest train station is Chafford Hundred, where trains to London Fenchurch Street Station take 35 mins.

Terms

Available on new FRI lease. Further details including quoting terms.

Planning

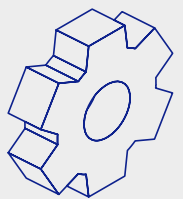
We have gained planning consent for the site to allow E, B2 and B8 uses.



17,000 People are employed in transport and storage sector



4,900 People are actively seeking employment



81% Economically active

By Road	Miles	By Sea	Miles	By Air	Miles
M25 (J30) / A13 Intersection	1.5	Port of Tilbury	7	London City	13
M20 (J1)	10	London Gateway	11	Stansted	37
M11 (J6)	19	Dover	65	Gatwick	39
Central London	21	Felixstowe	75	Heathrow	64

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