

**Unit 4**  
**TO LET**

**9,988 Sq Ft**  
**Across 0.67 Acres**



**CASTLE PARK**  
**GRAYS**

434 London Road  
West Thurrock  
RM20 4DH

Detached Industrial Warehouse With  
Modular Offices And Extensive Yard  
Undergoing High-Spec Refurbishment



# Specification

A comprehensively refurbished detached warehouse of 9,988 sq ft on a site of 0.67 acres in a strategic location with excellent transport links.



Prime Last  
Mile Location



Targeting EPC B



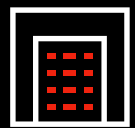
Total Site Area  
0.67 acres



Concrete  
Surfaced Yard



4.93m  
Eaves Height



2x Electric Roller  
Shutter Loading Doors



Steel Portal  
Frame



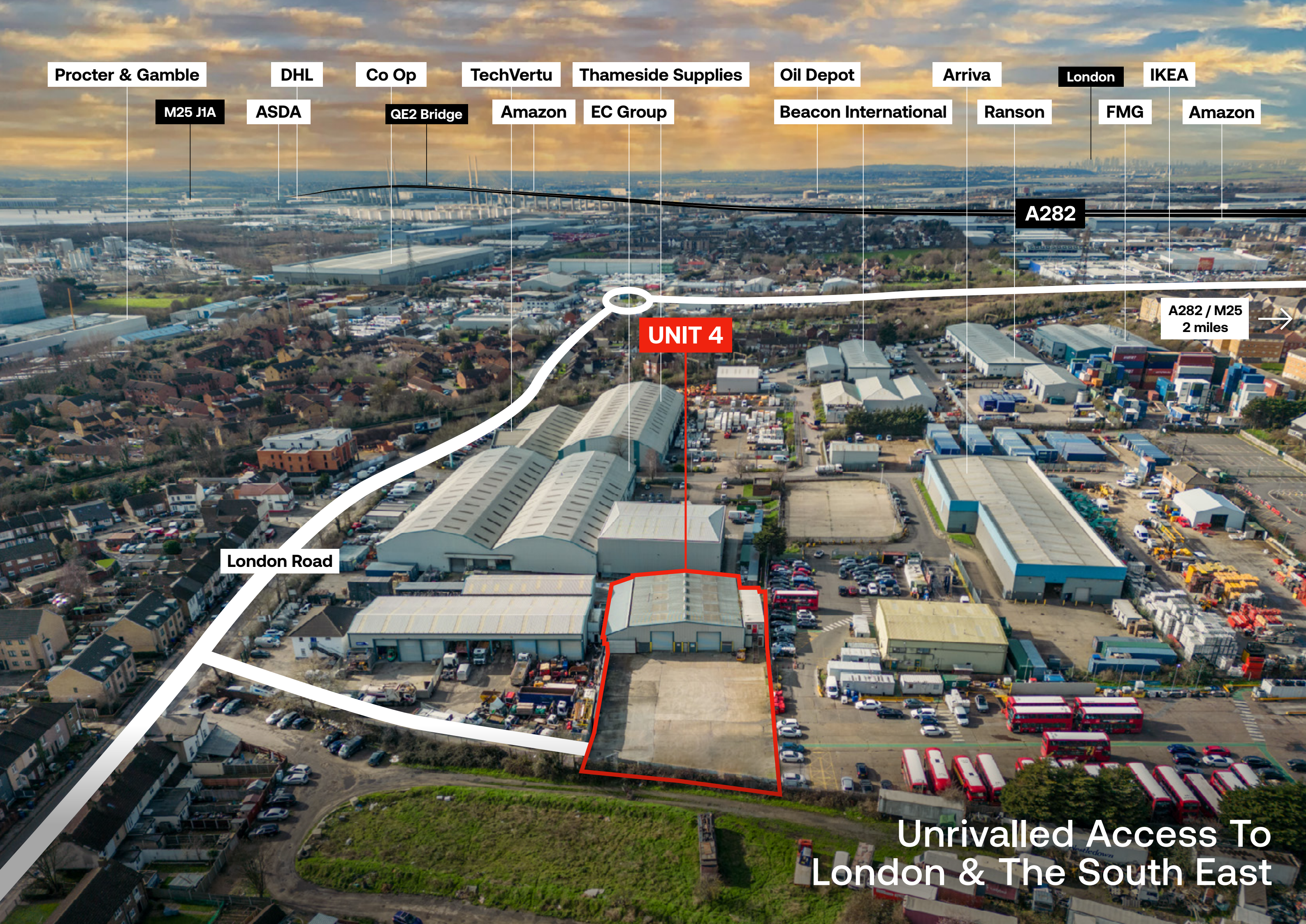
Excellent Access  
To The M25



Gated And  
Secure Site







Procter & Gamble

DHL

Co Op

TechVertu

Thameside Supplies

Oil Depot

Arriva

London

IKEA

M25 J1A

ASDA

QE2 Bridge

Amazon

EC Group

Beacon International

Ranson

FMG

Amazon

A282

A282 / M25  
2 miles →

UNIT 4

London Road

Unrivalled Access To  
London & The South East

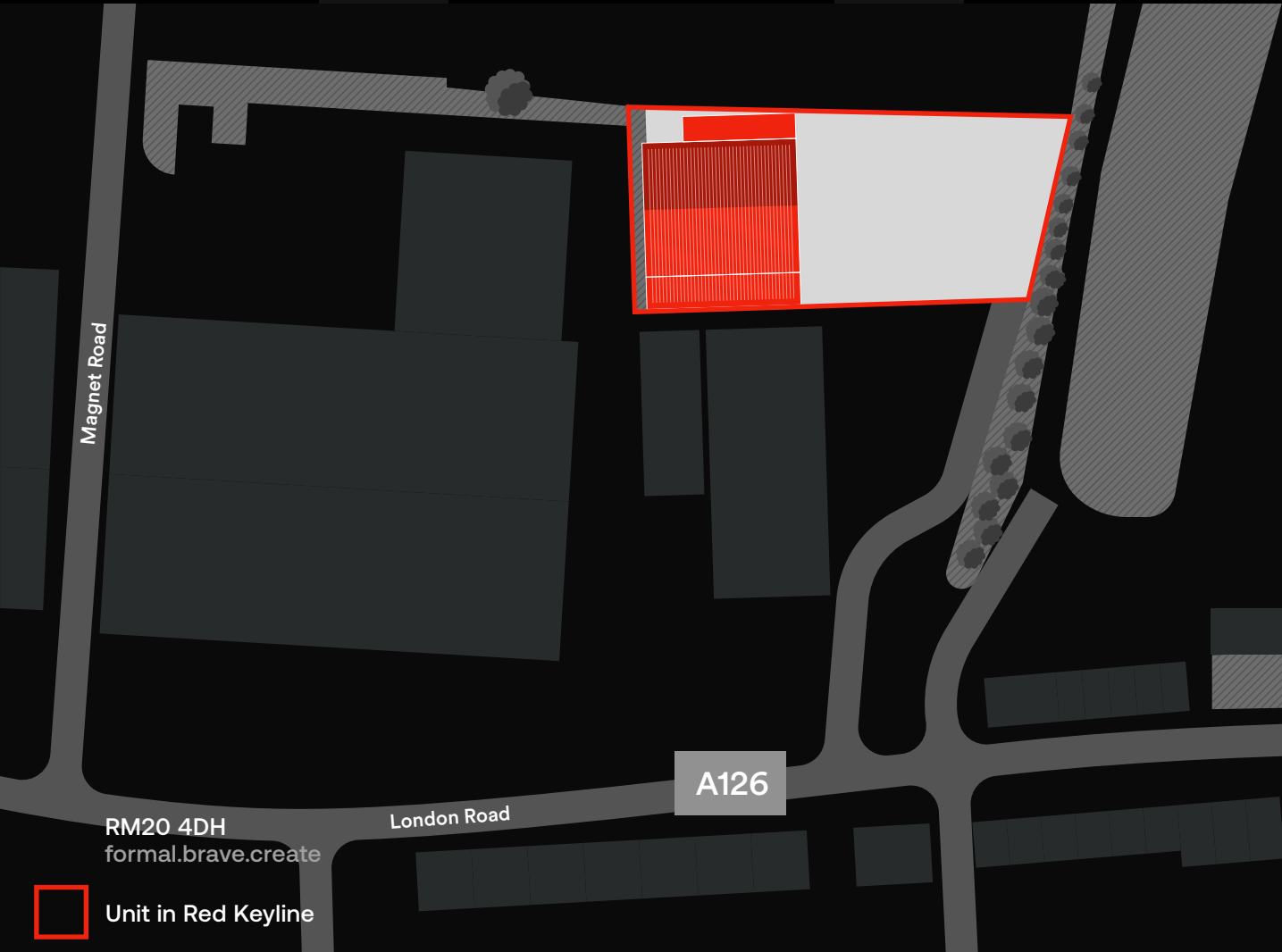
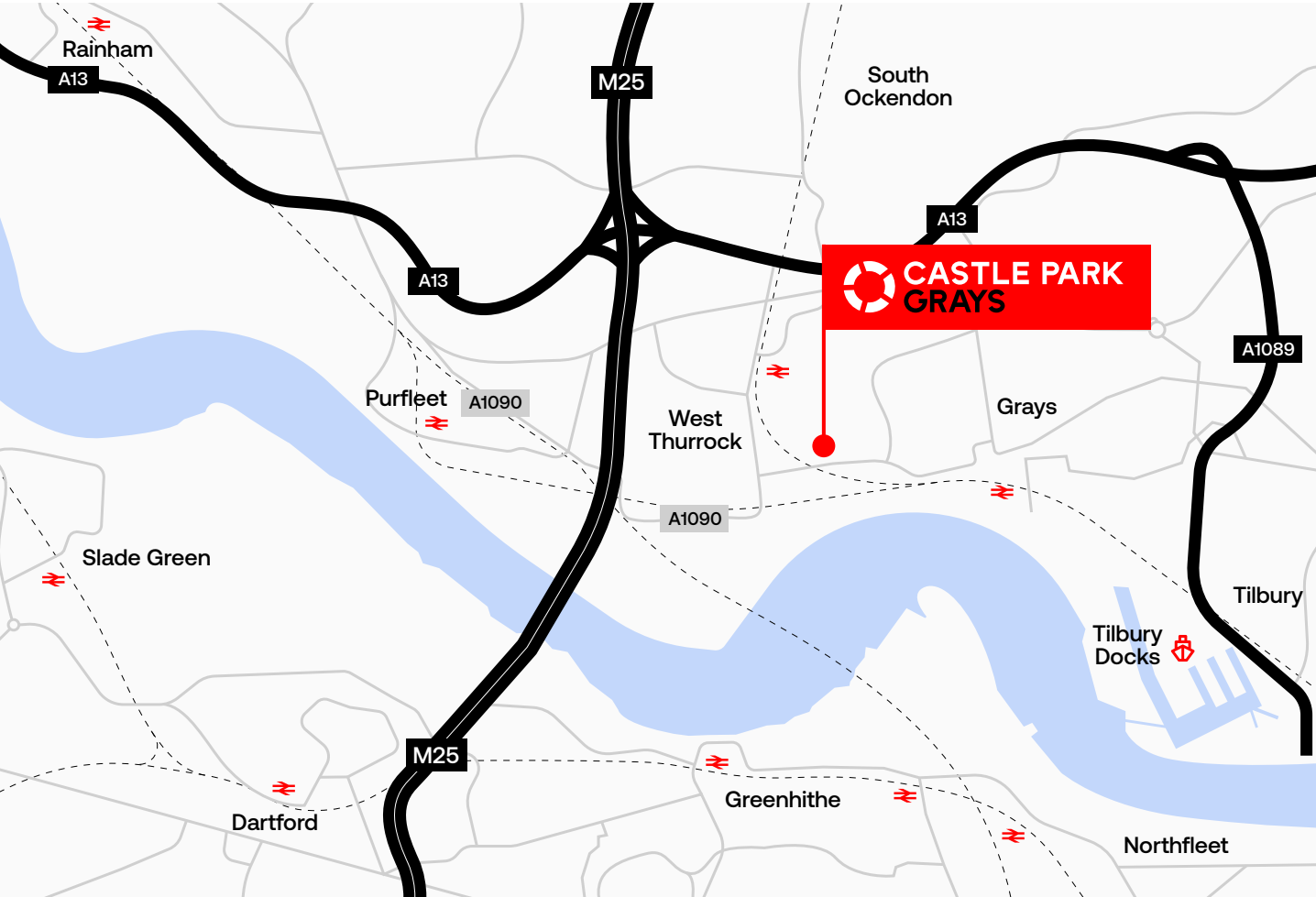


# Location

Castle Park Grays is approximately 2 miles from Junction 30 of the M25 at its intersection with the A13 and 1 mile from Chafford Hundred rail station, connecting with London Fenchurch Street with a fastest journey time of approximately 33 minutes. Lakeside Shopping Centre and surrounding retail parks are also approximately 1 mile from the premises and provide extensive retail and leisure amenities.

Location	Miles	Mins
Chafford Hundred	2.5	8
Dartford	8	18
London Gateway Port	9.6	14
Central London	21.8	35

Transport Links	Miles	Mins
A13	2	4
M25 Junction 30	2.7	5
M25 Junction 2	6	9
A406	12.3	16



# Accommodation

The property comprises a detached industrial/warehouse of steel frame construction with external elevations and pitched roof of steel cladding.

Access is via two electric surface level doors and externally a generous concrete surfaced yard is provided and secured in palisade fencing. Two storey modular offices are situated adjacent to the warehouse.

Area	Sq Ft	Sq M
Warehouse	8,488	788.56
Modular Offices	1,500	139.35
<b>Total</b>	<b>9,988</b>	<b>927.91</b>
External Yard	0.5 acres	

## Local Occupiers



## Rent

Rent on application.

## Business Rates

Interested applicants are advised to contact Thurrock Council on 01375 652 960 for verification of the rates payable.

## Service Charge

A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

## EPC Rating

Targeting EPC B



**Tom Booker**  
tom.booker@ryan.com  
+44 (0) 7584 237 141



**Jim O'Connell**  
j.oconnell@glenny.co.uk  
+44 (0) 7768 070 248



**Tom Gill**  
t.gill@glenny.co.uk  
+44 (0) 7881 848 160

**RM20 4DH**  
formal.brave.create