triton



Unit A - Available Summer 25 - To Let 52,558 Sq Ft - Fully Refurbished Warehouse With a Brand New Roof

Maximise Efficiency



6 Dedicated Electric /ehicle Charging Point



High Level of Roof Light Providing Natural Light



New LED Lighting



Targeting BREEAM
Very Good



EPC Rating
Of A+, -11 on The Way
To Net Zero Carbon



10% Solar PV Panels

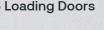








6 EV Charging Spaces

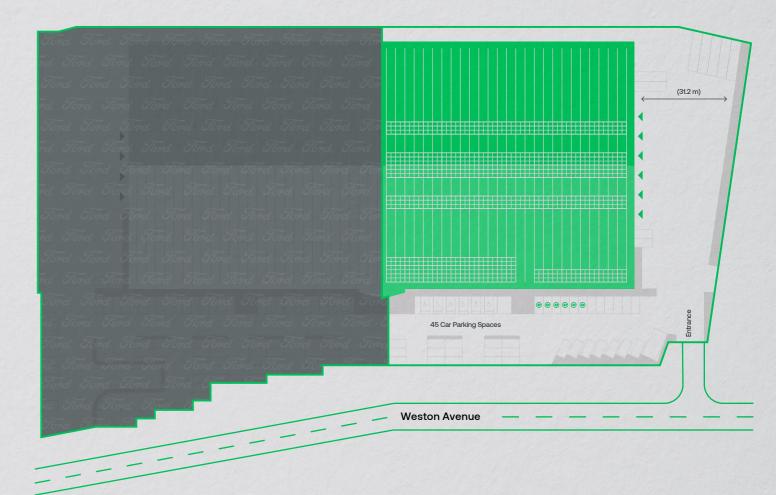












The property is of steel portal frame construction under a pitched roof incorporating a high proportion of roof lights. The semi-detached unit comprises a minimum eaves height of 7.5m, 6 loading doors, a small canopy, WC's and kitchenettes.

Externally, the secure yard offers approximately 45 marked car parking spaces and HGV parking spaces via a gated entrance.

Unit A (GIA)	Sq Ft	Sq M
Ground Floor	50,108	4,655
First Floor	2,450	228
Total	52,558	4,883



45 Car Parking Spaces



Loading Doors



Eaves Height 7.5m



Yard Depth 31.2m



Modern Office Spaces



Site



Targeting BREEAM Very Good

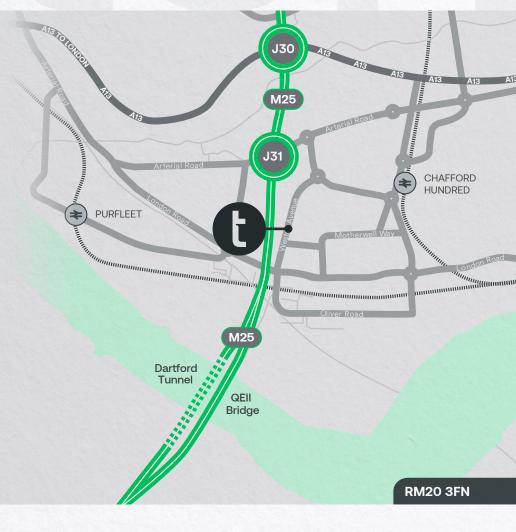


Separate HGV Parking

Triton is well located on Weston Avenue, one of South Essex's largest industrial areas. West Thurrock is situated between the M25 (Junction 30/31) and the A13 and in close proximity to the Lakeside Shopping Centre and the neighbouring retail parks. Its location provides access to the national motorway network, the Dartford Tunnel and QE11 Crossing.

London & beyond

	Road
M25 (J31)/A13	2 miles
M11 (J6)	18 miles
Central London	20 miles
Croydon	26 miles
*	Airports
London City	13 miles
Stansted	35 miles
Gatwick	37 miles
Heathrow	59 miles
•	Ports
Tilbury	8 miles
London Gateway	11 miles
Dover	64 miles
Felixstowe	76 miles



BUSINESS RATES

For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

Rent available upon application.

EPC

EPC A+, -11, copy available on request.

FOR FURTHER INFORMATION



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DTRE

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