

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



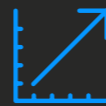
45 HGV
PARKING SPACES



4 LEVEL ACCESS
LOADING DOORS



42 DOCK LEVEL
LOADING DOORS



50M
YARD DEPTH



226 CAR
PARKING SPACES



50KN/M2
FLOOR LOADING



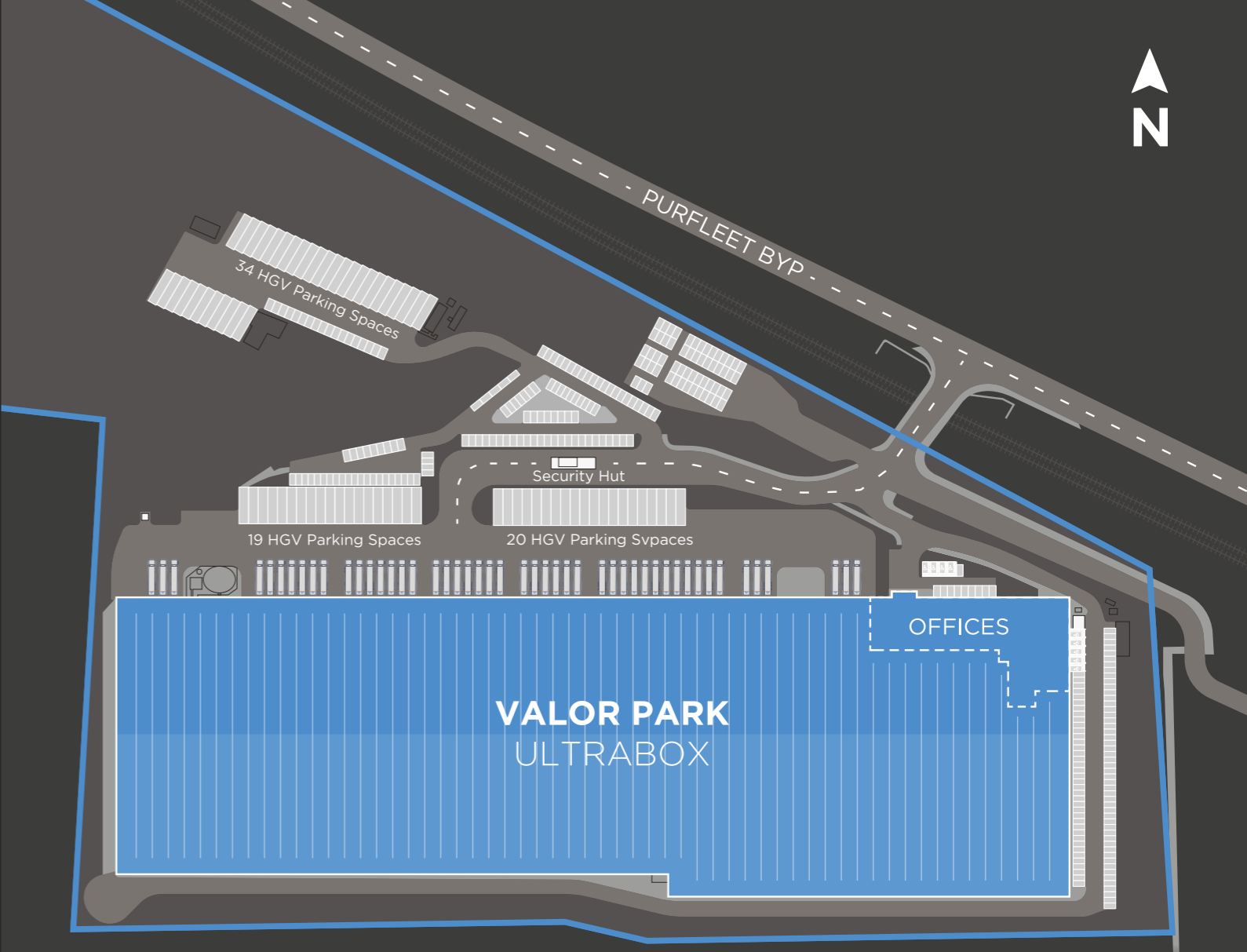
3.2 MVA
POWER



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

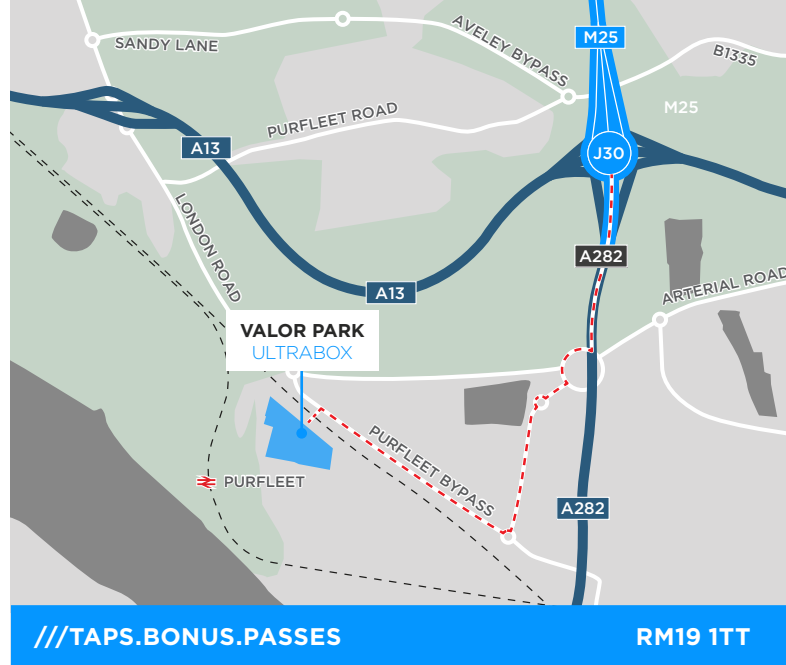


NEW ROOF
ACHIEVING 0.25
U VALUE



HVAC UPGRADE
THROUGHOUT





///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:



Source: Nomis



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