



FOR SALE FREEHOLD

Strategically Located Industrial/Warehouse with Secure Yard

Unit 2, Dolphin Park, Dolphin Way, West Thurrock,
Essex, RM19 1NZ

GUIDE PRICE

£6,000,000

AVAILABLE AREA [GIA]

29,637 sq. ft. on 1.36 Acre Site
[2,753.37 sq. m]

IN BRIEF

- » Available Immediately
- » Secure Gated Yard - 35m Yard Depth
- » 1 x Dock & 2 x Level Loading Doors
- » Minimum Eaves Height 8.20m
- » 3 Phase Power (75 KVA)

LOCATION

Unit 2 Dolphin Way is strategically located 0.3 miles from Junction 31 of the M25 and approximately 1.1 miles from the A13 via Junction 30, offering excellent connectivity to the national motorway network. The Port of Tilbury (4 miles) and London Gateway Port (8 miles) are within easy reach. Purfleet railway station is located less than 2 miles away which provides regular services to London Fenchurch Street in approximately 30 minutes.

DESCRIPTION

The property comprises a detached, purpose-built industrial/warehouse unit constructed to institutional standards approximately 20 years ago and benefits from a minimum eaves height of 8.20m, one dock level loading bay and two level access loading doors. The property was extended in 2016 to the rear and currently houses a freezer and chiller which can be removed if not required.

At the front of the property is a well presented two-storey office section which provides reception, open plan and private offices, meeting rooms and staff facilities. The offices benefit from suspended ceilings with inset lighting, central heating and air conditioning.

Externally, the property has a secure gated yard of approximately 0.42 acres, with a depth of around 35 metres. To the front of the property is a dedicated car park separate to the loading yard providing approximately 23 car parking spaces.

VIRTUAL TOUR / FLOOR PLANS

A Matterport virtual tour and floor plans are available upon request.



ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor

» Industrial/Warehouse 23,038 sq. ft. [2,140.30 sq. m.]

» Offices 2,092 sq. ft. [194.38 sq. m.]

» First Floor

» Offices 1,922 sq. ft. [178.52 sq. m.]

» Mezzanine 2,585 sq. ft. [240.17 sq. m.]

» **Total:** 29,637 sq. ft. [2,753.37 sq. m.]

Please note these measurements have been provided by our client and are indicative only.

SERVICES

We understand the property is connected to mains water, drainage, gas and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Class B (47) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

PLANNING

We understand the property has an established B1, B2 & B8 Use. We advise all interested parties to contact the Local Authority for further information.

LOCAL AUTHORITY

Thurrock Council
01375 652652

BUSINESS RATES

Rateable Value: £270,000

Rates Payable Approx (2026/27): £129,600

Interested parties are advised to make their own enquiries with the Local Authority.



Junction 31

M25

Unit 2 Dolphin Park



TENURE

The property is held freehold under Title Number EX672044.

TERMS

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

£6,000,000 (Six Million Pounds).

VAT

We understand VAT will be applicable to the purchase price.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.



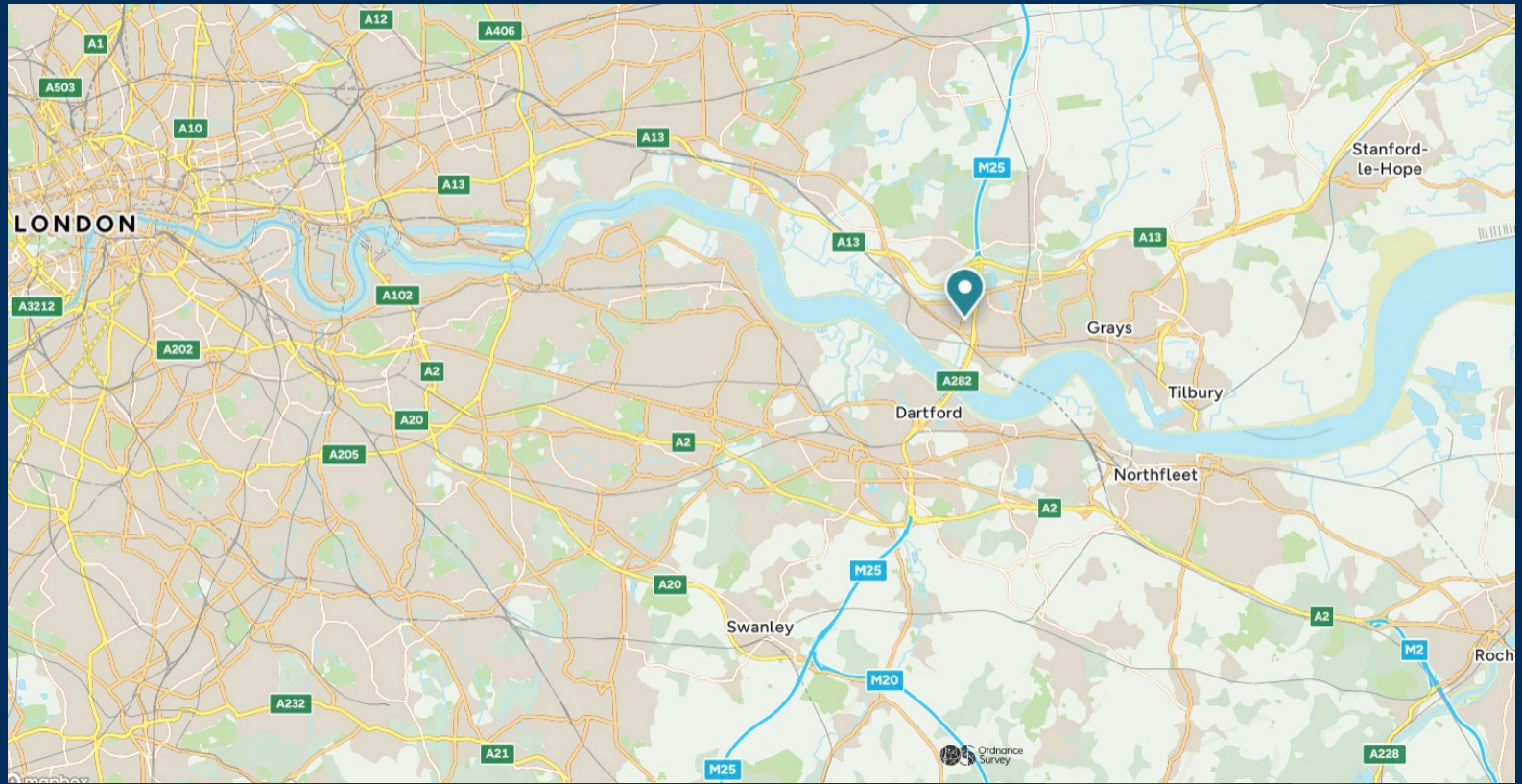
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Particulars created May 2026

