



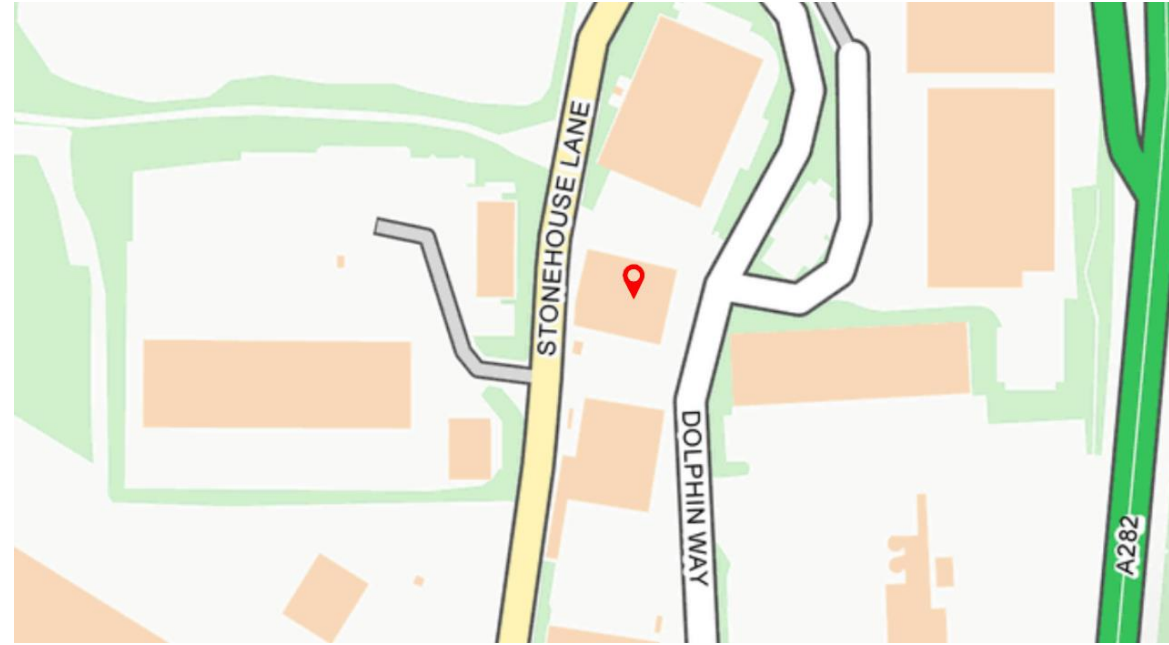
Unit 2, Dolphin Way, West Thurrock, Grays RM19 1NZ

- Industrial/ Warehouse Property to Let
- Available on a new FRI lease directly from the landlord
- 1.36-acre site with 27,290 sq. ft of industrial and office Accommodation
- 8m Clear internal height
- Great communications to London and the South East
- Rent On Application

LOCATION

Dolphin Park at West Thurrock is a well established regional distribution location endorsed by many blue chip occupiers including Tesco, Latham Timber, Homestyle Group, FCUK And House of Hill. It is located close to junction 31 of the M25. Direct access to Central London is via the nearby A13 dual carriageway.

Dolphin Way is located within the county of Essex which is in the East of England region of the UK. 16.06 miles East from the centre of London, 18.33 miles North West from the centre of Maidstone, 19.56 miles South West from the centre of Chelmsford and 31.84 miles South East from the centre of St Albans.



DESCRIPTION

The unit is of steel frame construction dating from 2001 providing 27,300 sq ft of accommodation situated on a 1.36 acre plot. The accommodation is split between 23,376 sq ft of warehouse and 3,914 sq ft of ancillary office space over the ground and first floors. Additionally, there is a 330 sq ft standalone storage unit in the yard. The unit allows an occupier plenty of space for vehicle circulation within the premises with the self contained, securely gated 35m deep yard which is fitted with 6 electric charging units.

Internally, the unit benefits from an 8m internal clear height, two level loading doors and a centrally located loading bay. In recent years the unit has undergone a comprehensive office refurbishment with the addition of full racking available throughout in addition to optional chiller and cold storage available if desired.

Finally the unit provides great end of journey amenity for staff with 26 parking spaces and shower facilities on site.

AMENITIES

- Two Level Loading Doors and One Loading Bay
- 8m Clear Internal Height
- Secure Gated Yard
- Racking Available Throughout
- 26 Parking Spaces
- Floor Loading of 50 KN/m²



PROPOSAL

The Property is available by way of a new FRI lease on terms to be agreed. **Rent On Application.**

TENURE

Freehold

USE

E Class Use (as per the Use Class Order 2020).

EPC

TBC

VAT

We have been informed the property is not elected for VAT.

BUSINESS RATES

The Rateable Value is assessed at £188,000. All interested parties should make their own enquiries with the local authority.

FLOOR AREAS

Floor	Floor Area,
Warehouse accommodation	23,376 sq ft
Ground and First Floor Offices	3,914 sq ft
Total	27,290 sq ft