

# HARDCASE2

WEST THURROCK ESSEX | M25 JUNCTIONS 30 & 31

A 7.6 acre site available for a  
**Regional Distribution Centre**  
of up to **162,508 sq ft** (15,097 sq m)  
purpose built to occupiers requirements

# Deliverability

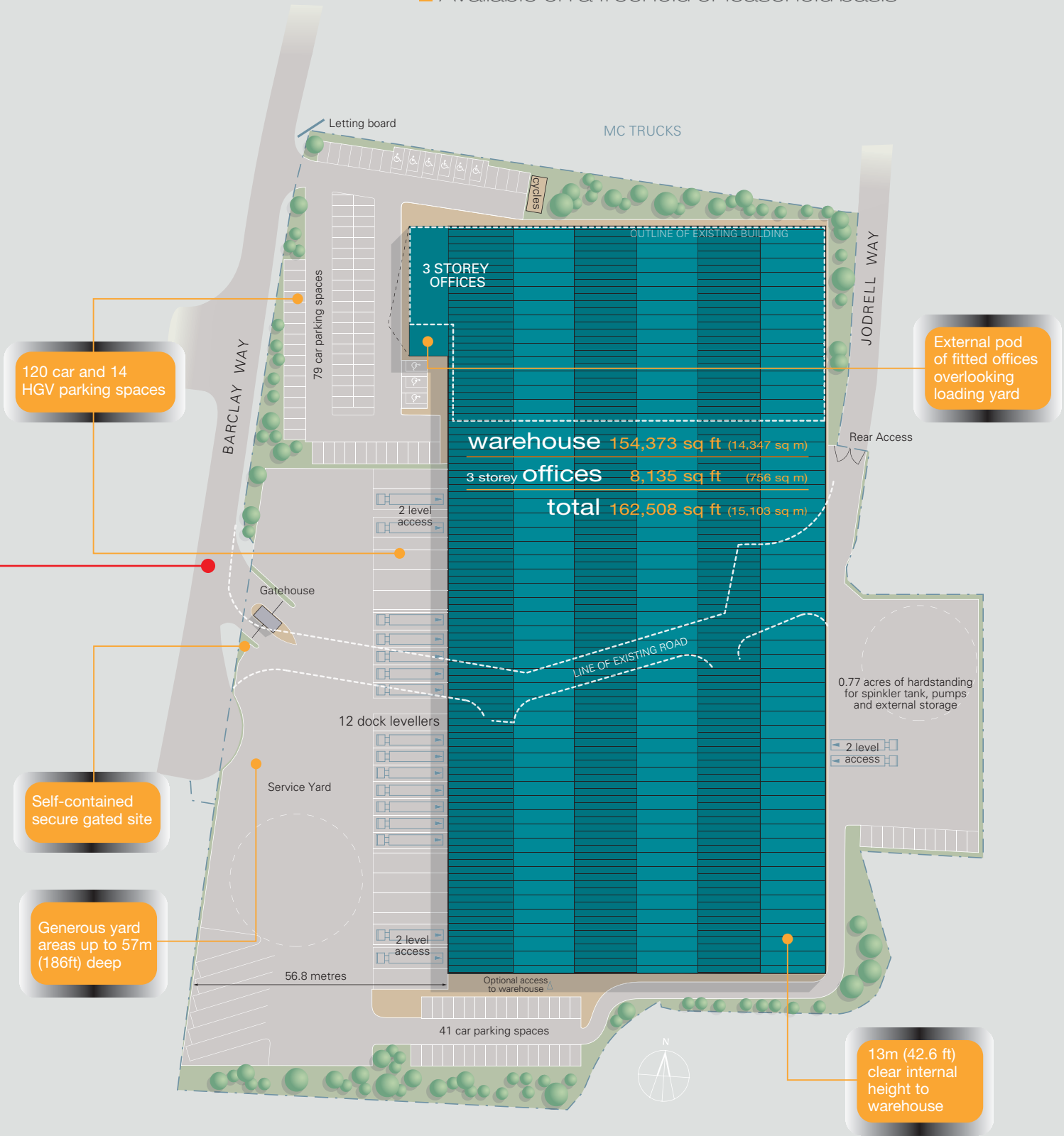
- Unrestricted industrial/warehouse uses
- Detailed planning consent obtained for 162,508 sq ft
- Deliverable with a 32 week build period
- Ideally located less than a mile from the M25 and A13



# Flexibility



- Layout options available from 40,000 to 162,508 sq ft
- Smaller and/or more bespoke buildings from 40,000 sq ft considered
- To be built to occupiers own requirements
- Available on a freehold or leasehold basis



Isotank to vacate upon 6 months notice    Jodrell Way to be closed to provide a rear or second access to the site

# Location

West Thurrock is strategically located on the east M25 close to the Dartford River crossing. The A13T allows for motorway standard access to Central London, Canary Wharf and the Olympic Zone to the west as well as swift access to the East Coast ports including Tilbury to the east.



**HARDCASE2**

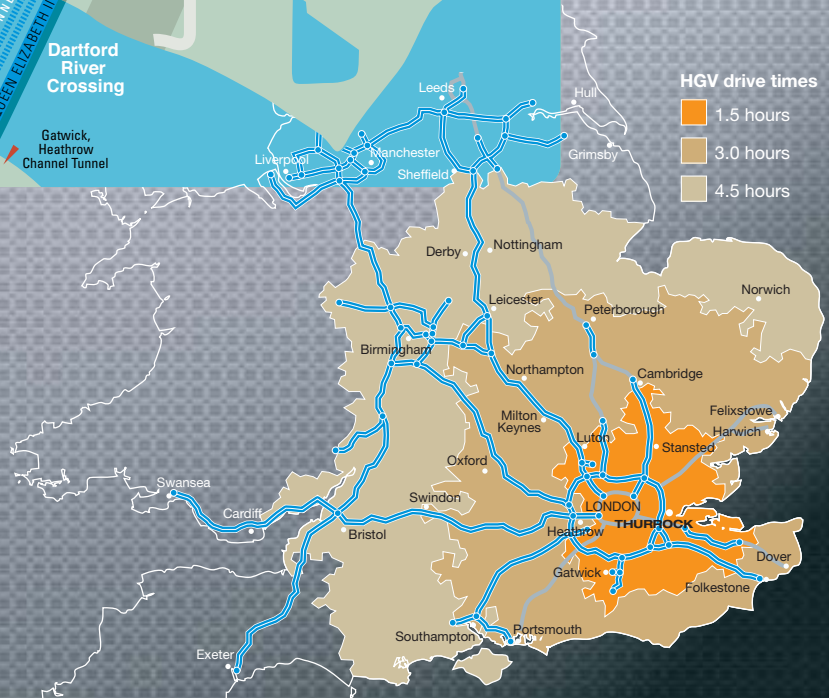
SatNav: RM20 3FG

## DRIVE DISTANCES

Tilbury	6.5 miles
City Airport	16 miles
Stratford	17 miles
Central London	20 miles
Stansted Airport	37 miles
Gatwick Airport	38 miles
Channel Tunnel	58 miles
Felixstowe	76 miles

## HGV drive times

- 1.5 hours
- 3.0 hours
- 4.5 hours



For further information or viewing contact joint letting agents:

Charlie Howard

Chip Mitton

Sam Vyas

**CBRE**  
CB RICHARD ELLIS  
020 7182 2000  
www.cbre.co.uk

**Altus Edwin Hill**  
01322 285588  
www.altus-edwinhill.com

020 7895 1515  
**GVA Grimley**  
10 Stratton Street, London W1J 8JR

**Legal & General**  
Investment Management

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www.hardcase2.co.uk