

triton

Weston Avenue  
West Thurrock  
RM20 3FN



**Unit A - Available Now - To Let**

52,558 Sq Ft - Fully Refurbished Warehouse  
Prioritising Energy Efficiency & Sustainability

# Maximise Efficiency



6 Dedicated Electric Vehicle Charging Points



High Level of Roof Lights Providing Natural Light



New LED Lighting



Targeting BREEAM Very Good



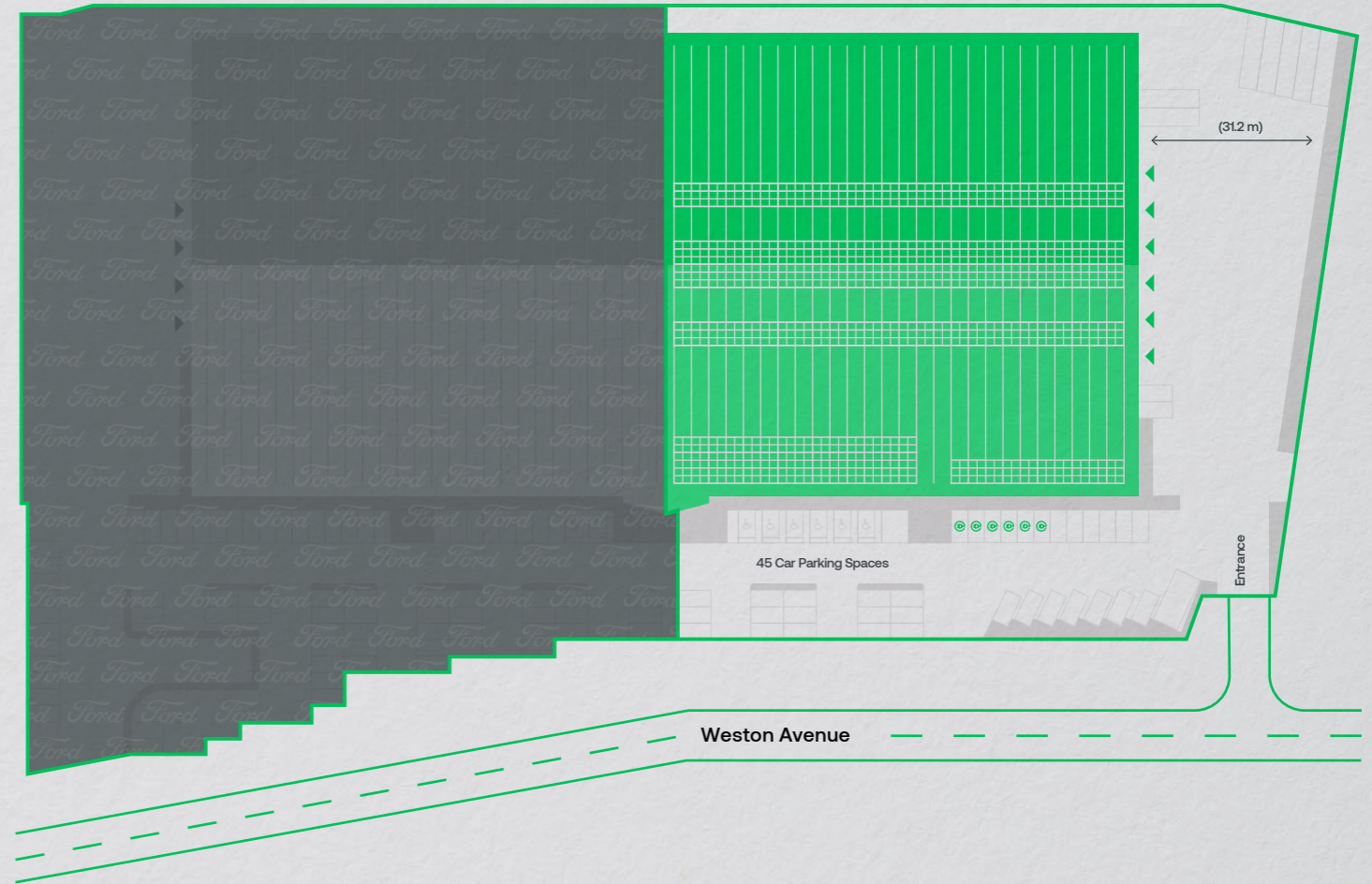
EPC Rating Of A+, -11 on The Way To Net Zero Carbon



40% Solar PV Panels



The property underwent a full refurbishment programme internally and externally to maximise sustainability, promoting energy efficiency throughout. This has incorporated upgraded lighting, insulation, the installation of Electric Vehicle charging points and the provision of on-site renewable energy through Photovoltaic Cells on the roof.



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
<b>Total</b>	<b>52,558</b>	<b>4,883</b>



45 Car Parking Spaces



Eaves Height 7.5m



Modern Office Spaces



Targeting BREEAM Very Good



6 Level Loading Doors



Yard Depth 31.2m



Secure Site



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



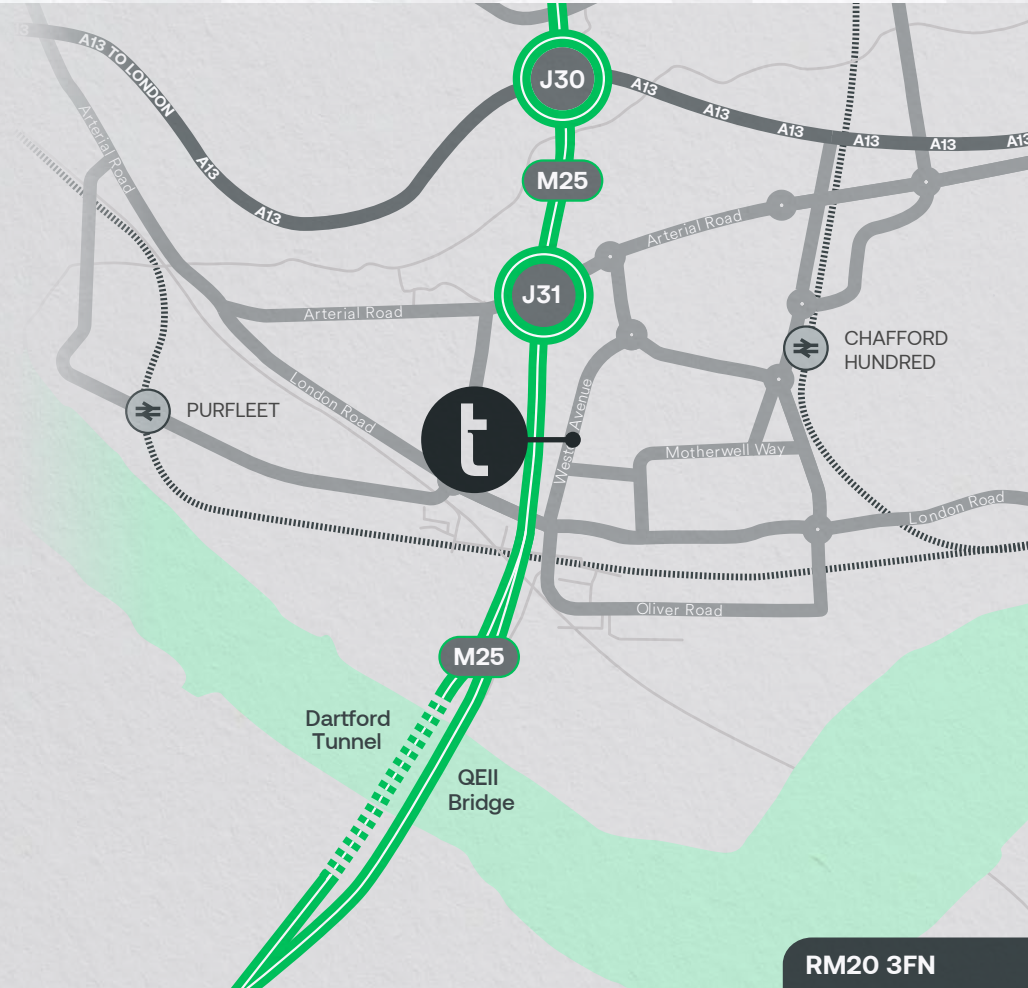
## Airports

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](http://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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