

TO LET

111,831 SQ FT WAREHOUSE / INDUSTRIAL UNIT

PROXIMA111

CENTRAL AVENUE / WEST THURROCK / RM20 3WZ



proxima111.co.uk

MELCOMBE
PARTNERS



PROXIM 111

The unit offers a high quality, self-contained warehouse of approximately 111,831 sq ft with excellent access to the M25, Greater London and Ports.

ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	98,681	9,167.77
Ground floor offices	6,584	611.65
First floor offices	5,189	482.11
Mezzanine	1,377	127.91
TOTAL	111,831	10,389.44

EPC RATING B-50

WAREHOUSE 98,681 SQ FT (9,167.77 SQ M)

- MINIMUM 10.5M CLEAR HEIGHT
- 11 DOCK LEVEL LOADING DOORS
- 2 LEVEL ACCESS LOADING DOORS
- 3 MVA POWER SUPPLY
- FM2 FLOOR LEVEL
- LOADING BAY CANOPY
- 50 KN/SQ M (1,000 LBS/SQ FT) FLOOR LOADING
- HEATING AND LIGHTING

OFFICES

GROUND FLOOR: **6,584 SQ FT** (611.65 SQ M)
FIRST FLOOR: **5,189 SQ FT** (482.11 SQ M)
MEZZANINE: **1,377 SQ FT** (127.91 SQ M)

• FULLY FITTED OFFICES • RAISED ACCESS FLOORS • AIR CONDITIONING • CENTRAL HEATING • PASSENGER LIFT

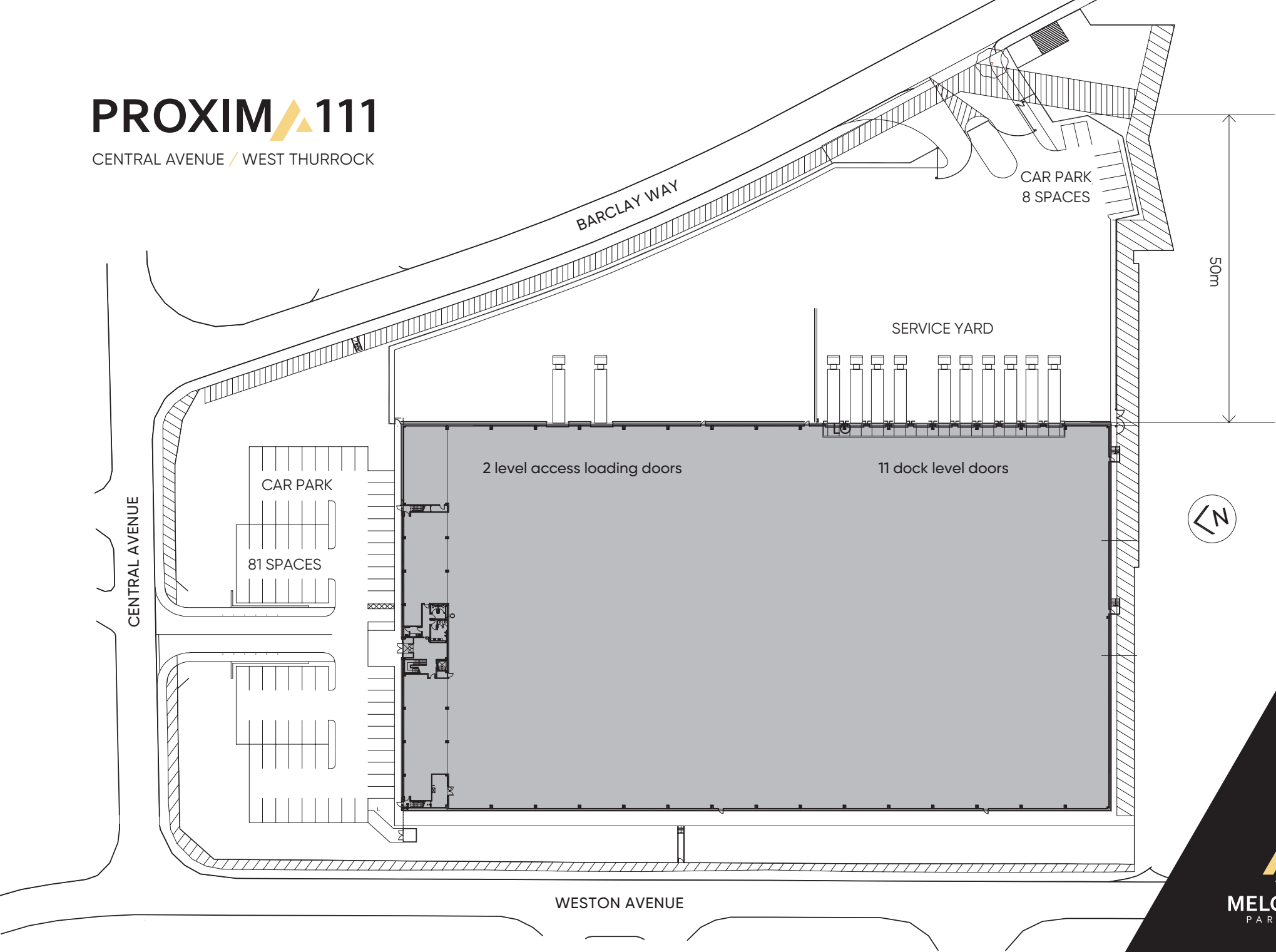


EXTERNAL

- SELF-CONTAINED SITE
- SECURE SERVICE YARD (50.5M MAX)
- SECURITY LIGHTING
- 89 CAR PARKING SPACES

PROXIM 111

CENTRAL AVENUE / WEST THURROCK



MELCOMBE
PARTNERS



LOCATION

The property is located at the junction of Weston Avenue and Central Avenue in the established warehouse/industrial area of West Thurrock.

The site benefits from excellent access to the M25 at junctions 30 and 31 with Junction 30 providing direct access to the Docklands and the City via the A13. The building is situated nearby to the amenities of Lakeside retail park and shopping centre.

M25 J31	0.8 miles
Chafford Hundred Rail Station	1.0 miles
M25 J30	1.8 miles
Tilbury Docks (A13)	8.5 miles
North Circular Rd (A406)	10.4 miles
London Gateway (A13)	11.0 miles
London City Airport	14.2 miles

TERMS

Further details are available from the agents.

PROXIMA111

CENTRAL AVENUE / WEST THURROCK
RM20 3WZ

CONTACT

For further information or to arrange an inspection please contact the joint agents:

DTRE
020 3328 9080
www.dtre.com

Richard Harman
07776 200143
Richard.Harman@dtre.com

Alice Hampden-Smith
07508 371884
Alice.Hampden-Smith@dtre.com

**BNP PARIBAS
REAL ESTATE**
020 7338 4000
realstate.bnpparibas.co.uk

Ben Wiley
07771 662009
Ben.Wiley@realestate.bnpparibas

William Merrett
07342 949657
William.Merrett@realestate.bnpparibas

MELCOMBE
PARTNERS