

# TRADE CITY THURROCK

Motherwell Way, West Thurrock, RM20 3AW

**TRADE**  
city  
**THURROCK**



**AVAILABLE NOW**

**5 UNITS LET**

**TO LET**

**4,309 sq ft - 37,249 sq ft**

(400 - 3,461 sq m)

[trade-city.co.uk/thurrock](http://trade-city.co.uk/thurrock)

**TOOLSTATION**

**Topps Tiles**

**EDMUNDSON  
ELECTRICAL**

**flooringsupplies.co.uk**  
The UK's largest online flooring company

**DWF**  
DIRECT WOOD FLOORING

**Grass  
DIRECT**



# Designed to meet the needs of modern business

New trade counter and industrial units available now

The scheme provides an excellent trading opportunity to be located adjacent to the following occupiers:



## Specification

- > Eaves height:  
6.5m - (units 1-4 / 9-12)  
7m - (units 5-8)
- > Floor loading of 30 KN/sq m
- > Additional storage/offices at first floor
- > Electrically operated loading doors
- > Dedicated forecourt and car parking



# UNIT A & B LOGISTICS CITY LET TO:



## Accommodation

sq ft sq m

**Unit 1** LET to Topps Tiles

**Unit 2** LET to Edmundson Electrical

**Unit 3** 4,807 446 TO LET

Ground 3,929 365  
First 878 81

**Unit 4** 5,844 543 TO LET

Ground 4,264 396  
First 1,580 147

**Unit 5** 9,243 859 TO LET

Ground 7,989 742  
First 1,254 117

**Unit 6** 8,095 752 TO LET

Ground 7,043 654  
First 1,052 98

**Unit 7** 8,547 794 TO LET

Ground 7,575 704  
First 972 90

**Unit 8** 11,364 1,056 TO LET

Ground 9,954 925  
First 1,410 131

**Unit 9** 5,609 521 LET to DWF/Grass Direct

Ground 4,086 380  
First 1,523 141

**Unit 10** LET to Flooring Supplies

**Unit 11** 4,309 400 TO LET

Ground 3,529 328  
First 780 72

**Unit 12** LET to Toolstation

The following areas are approximate GEA



# TRADE c i t y THURROCK

## Description

Trade City Thurrock provides an excellent trade counter opportunity, in a prominent location, adjacent to an existing trade cluster and close to IKEA and B&Q. The scheme comprises 12 units varying in size from 4,309 – 37,249 sq ft and benefits from dedicated car parking.

## Location

West Thurrock is strategically situated adjacent to the junction between the M25 (junction 31) and the A13 and close to the Lakeside Shopping Centre and the neighbouring retail parks.

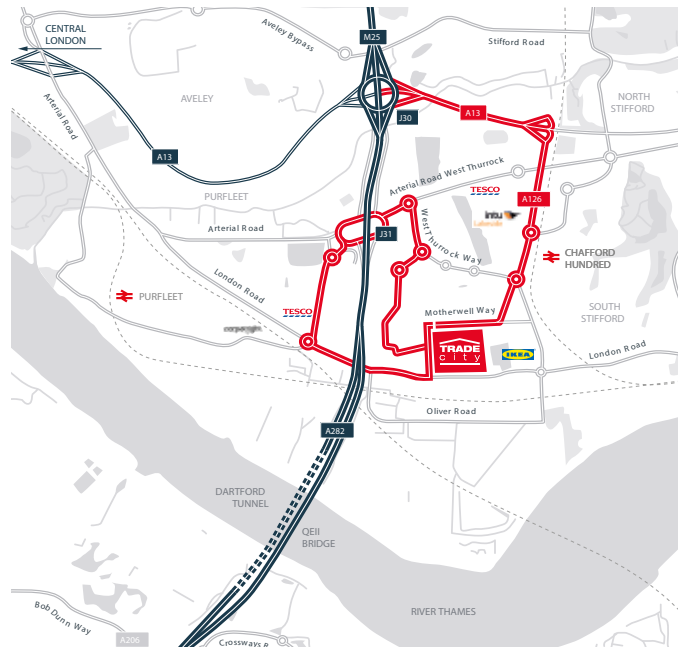
The closest train station is Chafford Hundred, where trains to London Fenchurch Street Station take 35 mins.

## Track Record

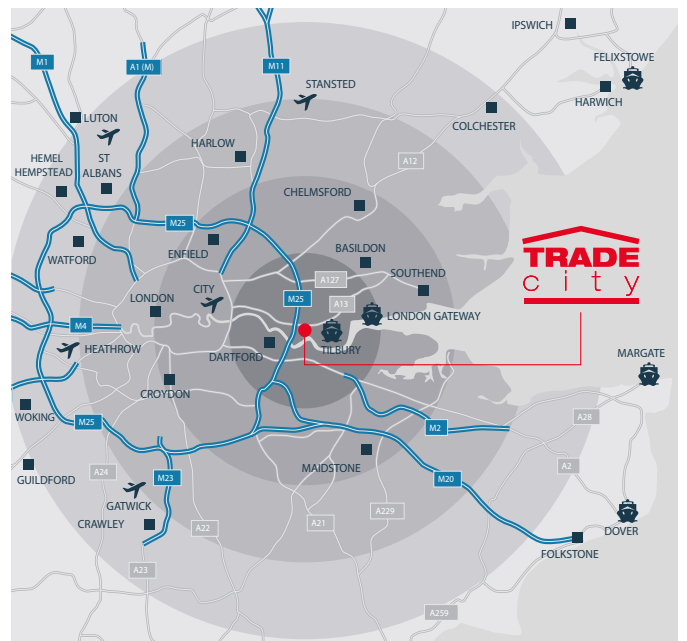
With the Trade City brand, Kier has a nationwide brand for developing high quality industrial and warehouse space throughout the United Kingdom. We have developed over 4.25m sq ft of industrial property both speculatively and for occupiers over the past ten years.

## Terms

We are offering these units on a leasehold basis. Further details, including quoting terms are available upon request.



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## Approximate travel distances/times

Destination	Miles	Drive time
J31 M25 / A13	1.5	2 mins
Chafford Hundred Station	3	7 mins
Port of Tilbury	7	18 mins
London Gateway (Port)	11	22 mins
London City Airport	15	36 mins
Central London	18	45 mins
Felixstowe	75	90 mins

[trade-city.co.uk/thurrock](http://trade-city.co.uk/thurrock)

Viewing and further information:



Jim O'Connell  
j.o'connell@glenny.co.uk

Daniel Wink  
d.wink@glenny.co.uk



Richard Harman  
richard.harman@dtre.eu

Alice Hampden-Smith  
alice.hampden-smith@dtre.eu



This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. September 2017.