

UNIT 2

DOLPHIN WAY

Dolphin Way
West Thurrock
RM19 1NZ

Industrial Unit
To Let

27,290
SQ FT

LOCATION

Strategically situated, **UNIT 2 DOLPHIN WAY** offers unparalleled connectivity. Just 0.3 miles from J31 of the M25 and 1.1 miles to the A13 via J30, it provides seamless access to major road networks.

Tilbury Docks, crucial for international trade, is approximately 8 miles away, while **The City of London** is a mere 18 miles away, making this property an ideal choice for businesses seeking prime accessibility to key economic centres.

Public transport links are good, with **Purfleet Train Station** located 1.8 miles away via Stonehouse Lane and London Road, offering C2C services to Fenchurch Street in just 30 minutes.

ROAD

M25 (J30/31)	0.3 miles
A13	1.1 miles
Purfleet Town Centre	1 mile
Docklands (Canary Wharf)	15 miles
Central London	16 miles
M1 (J1)	21 miles

AIRPORTS & PORTS

Port of Tilbury	8 miles
London Gateway	12 miles
London City Airport	14 miles
Stansted Airport	34 miles

RAIL TERMINALS

Purfleet Railway Station	1.8 miles
Channel Tunnel	54 miles



Unrivalled Connectivity to the M25

MIQ LOGISTIC

THURROCK SHOPPING CENTRE

JAS FORWARDING

LAKESIDE SHOPPING CENTRE

M25

J30

TROPIFRUIT UK

UNIT 2
DOLPHIN WAY

M25

DSV

Stonehouse Lane

Dolphin Way



DESCRIPTION

This modern detached warehouse unit of steel frame construction with profile clad roof and elevations, built to institutional standards approximately 20 years ago. Meticulously maintained and upgraded, it offers high-quality storage space with an impressive 8m clear internal height, and benefits from a dock level loading bay and 2 level access loading doors.

An extension on the west side accommodates freezer and chiller units, providing flexibility for potential tenants. While currently in place, they can be removed if not required. The office accommodation on the ground and first floor comprises modern open-plan spaces and private meeting rooms, boasting gas central heating, air conditioning, suspended ceilings, and ample natural light.

Externally, the property is self-contained with a separate entrance from Dolphin Way, situated on a total plot of 1.36 acres. It benefits from a securely gated 0.42-acre yard which is 35m deep and an additional 21 parking spaces separate from the loading yard.

TOTAL PLOT

1.36
Acres

SECURELY GATED

0.42
Acre Yard

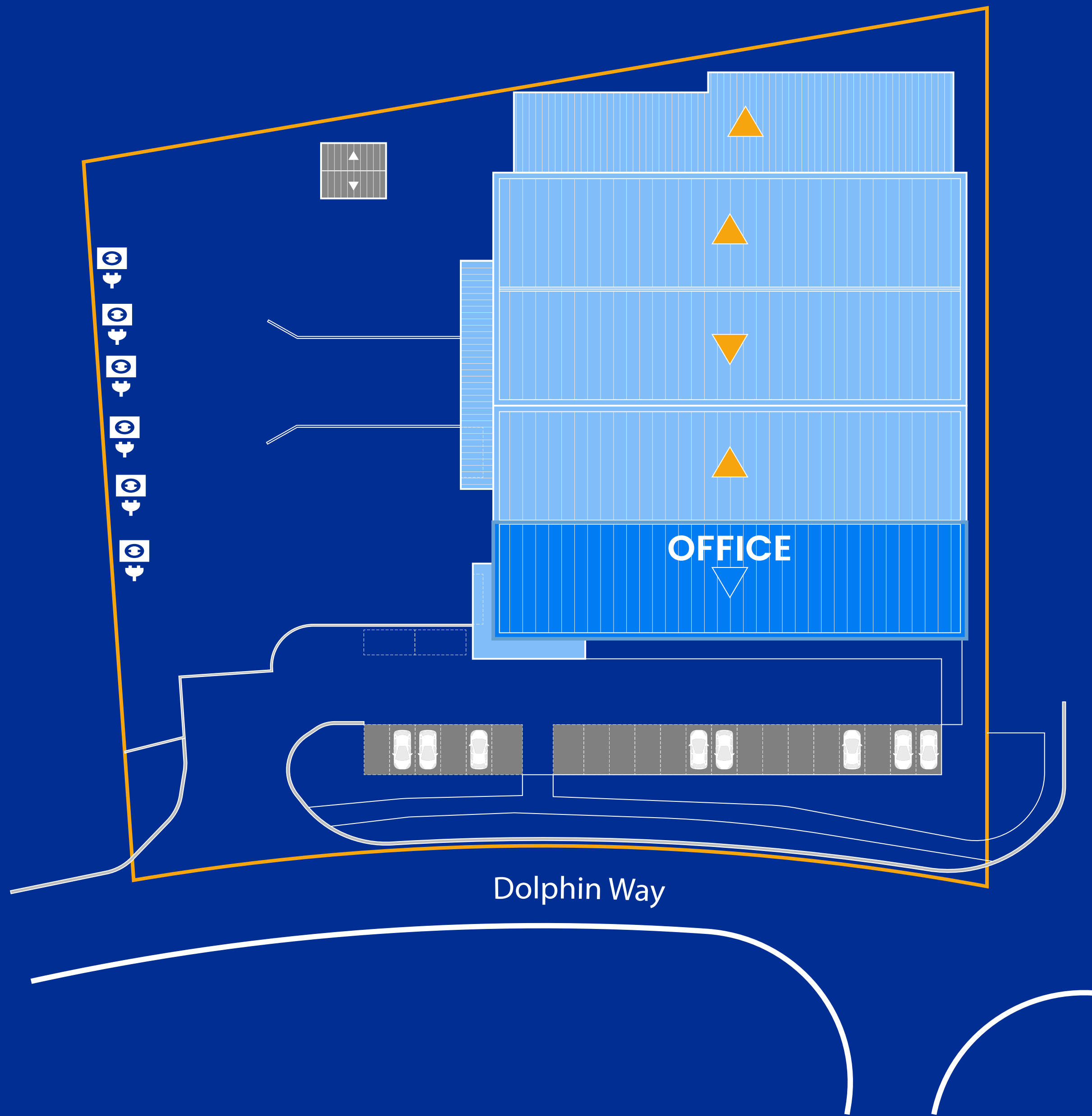
PARKING SPACE

21



GALLERY

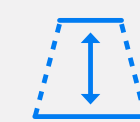




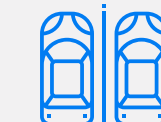
ACCOMODATION

	FT ²	M ²
Warehouse Accommodation	23,376	2,171.7
Ground and First Floor Offices	3,914	363.62
Total Internal Area	27,290	2535.32

SPECIFICATION



35M Deep Yard
Secure Gated



26
Parking Spaces



01 + **02 Level**
Dock Loading Door



8M
Clear Internal Height



50 KN/m²
Floor Loading



03-Phase (75 KVA)
Power

FURTHER INFORMATION

VAT
Applicable

EPC
Rating of B

RENT
On Application

LEASE TERM
New FRI lease on terms to
be agreed



STRETTONS

CONTACT DETAILS

HARRY ROBINS

07866 075 899

harry.robins@strettons.co.uk

CHRIS WADE

07816 505718

chris.wade@strettons.co.uk

MISREPRESENTATION STATEMENT

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2024. Brochure designed by UPPERLOOK.COM