



CHILLBOX196

CHILLBOX196.CO.UK

NEWLY REFURBISHED & FITTED
AMBIENT/TEMPERATURE CONTROLLED FACILITY

196,178 SQ FT



Eastern Avenue | Grays
Essex | RM20 3ZE



CHILLBOX 196



CHILLBOX 196 is a refurbished, self-contained warehouse facility fitted with a combination of four individually temperature controlled chambers and two-storey office accommodation.

The property sits on a site of approximately 10.9 acres and benefits from excellent parking for both cars and HGVs.

CHILLBOX 196



CHILLBOX 196



LONDON

TESCO

carpetright.

DARTFORD CROSSING

SEABROOK

A282

M25
J30 - 1.2 miles

EVRI

LOCAL OCCUPIERS:

IKEA

selco

HOWDENS

B&Q

SCREWFIX

TOOLSTATION

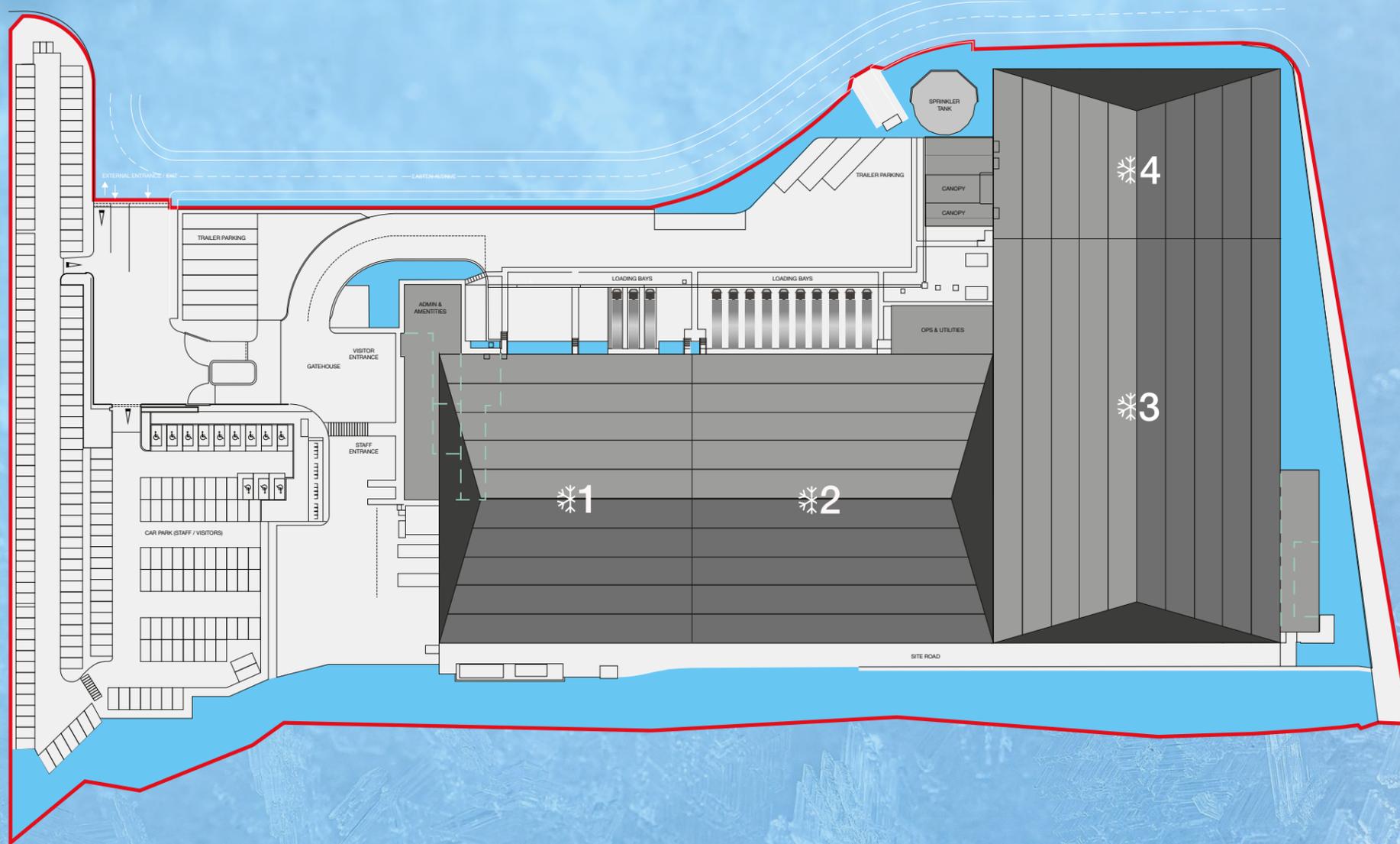
amazon

COSTCO
WHOLESALE

HERSHEY'S



ACCOMMODATION



Description	SQ M	SQ FT
Warehouse	17,604.2	189,490
Office / Welfare	585.3	6,300
Gatehouse	36.1	388
Total GIA	18,225.5	196,178

SPECIFICATIONS

-  1 Level Access Door
-  Up to 3.5mVA
-  222 Car Parking Spaces Including 12 Disabled Spaces
-  Newly Installed Chiller Plant
-  Clear Internal Chamber Height 12m - 16m
-  2 Storey Office and Welfare Suite
-  10 Lorry Spaces
-  New White Walling
-  18 Dock Level Loading Doors
-  35m - 50m Yard Depths
-  Secure Site with 4 Lane Gatehouse Access Control
-  Sprinkler System
-  LED Lighting to Warehouse



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ROAD / CITY



M25 J30	1.2 mi
A13	1.6 mi
Dartford Crossing	2.5 mi
A406 (Northern Circular)	12.5 mi
Central London	21.7 mi

AIRPORT



London City	15.7 mi
London Stansted	36.1 mi
London Gatwick	37.4 mi
Luton	54.7 mi
London Heathrow	58.6 mi

TRAIN



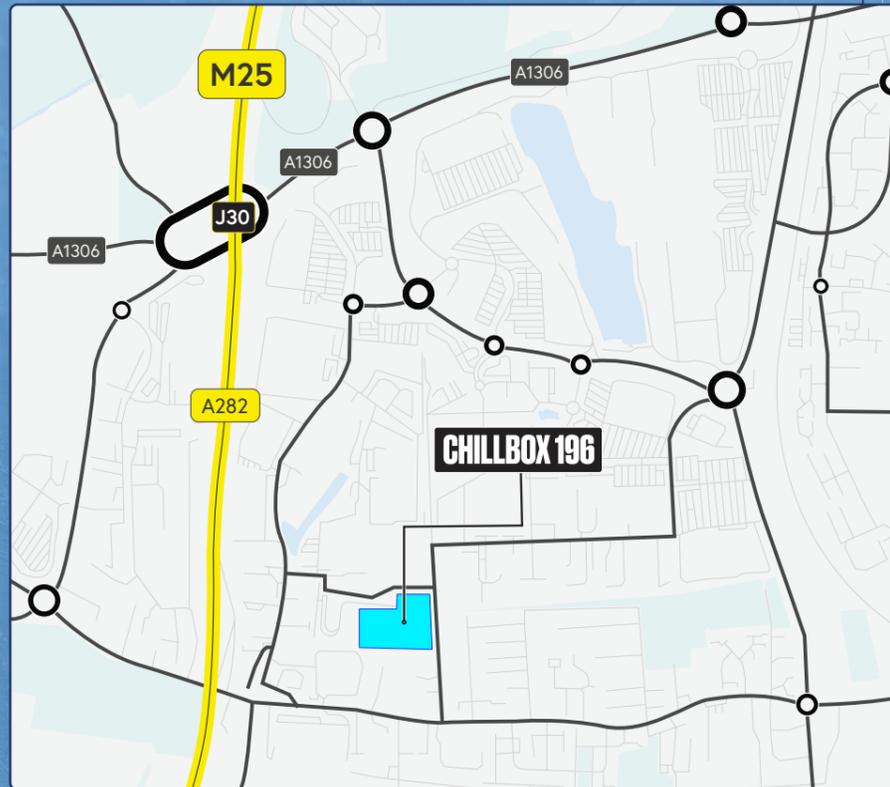
Chafford Hundred	2 mi
Purfleet	2 mi
Grays Station	3 mi
Rainham	5.3 mi
Dartford	6.4 mi

PORTS



Tilbury	8.9 mi
London Gateway	11.5 mi
Dover	67 mi
Felixstowe	77 mi
Southampton	112 mi

DRIVE TIMES



DEMOGRAPHICS



17,000 people
in the transport and storage
sector



4,900 people
actively seeking employment



81%
economically active

LOCATION

ChillBox 196 is a strategically located warehouse facility which benefits from unparalleled road connectivity, offering swift access to major transportation arteries.

Located within 2 miles of M25 junctions 30 and 31, ChillBox 196 is perfectly positioned to serve London and South East markets, with the A13 corridor providing links to deep-water ports.

The property is within 3 miles of Chafford Hundred, Purfleet and Grays train stations all providing access to the City of London and regional area.

Source: nomisweb.co.uk

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TERMS

The property is available by way of a sublease or assignment on terms to be agreed, subject to superior landlord's consent. Full details available on request.

EPC

Available on request.

CONTACTS

Viewing by appointment.
For further information please contact joint sole agents:

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CHILL BOX 199

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