

# **SURFACE LONDON GATEWAY**

**Open Storage  
Letting Opportunity  
Available  
5.21 acres**

**Stanhope Industrial Park, Wharf Road,  
Stanford-le-Hope, SS17 0EH**

**SURFACE**

# SURFACE LONDON GATEWAY

## 5.21 acres

A 5.21 acre open storage site with 15,186 sq. ft. office building and 17,302 sq. ft. of industrial warehouses.

The site is situated at the end of Wharf Road, approximately 1.5 miles south of the A13 dual carriageway and less than 10 miles east of the M25. Strategically located 25 miles east of London, Stanford-le-Hope Railway Station is within 1 mile, providing a service to London (Fenchurch Street) in approximately 50 minutes.

The site is currently receiving refurbishment and is available to let on a whole or part basis.



**Three phase electricity**



**Dedicated office**



**Mains drainage**



**Secure yard**



**Independent warehousing**



**Mains water supply**



Stanford-le-Hope  
1 mile\*

Distance is approximate. Source: Google maps.



8.2 miles  
M25

2.1 miles  
A13

1 mile  
Stanford-le-Hope

A1014

DP WORLD

UPS

ZIEGLER

CURRYS

DHL

LONDON GATEWAY PORT

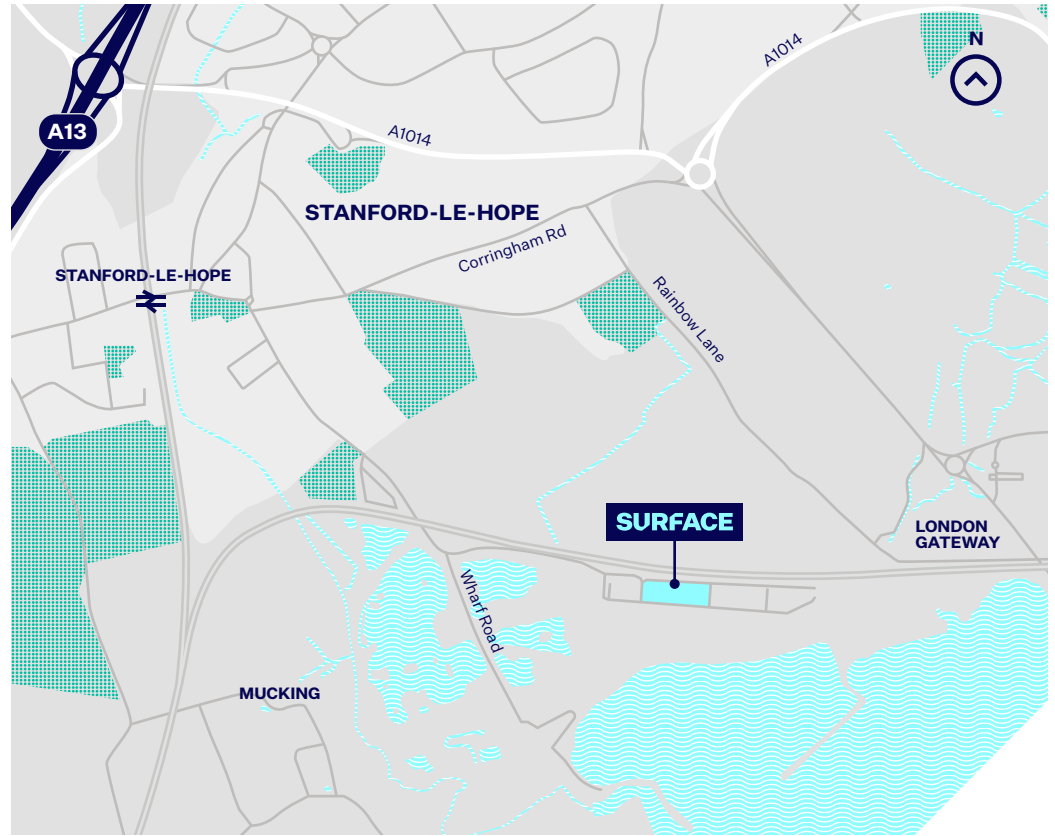
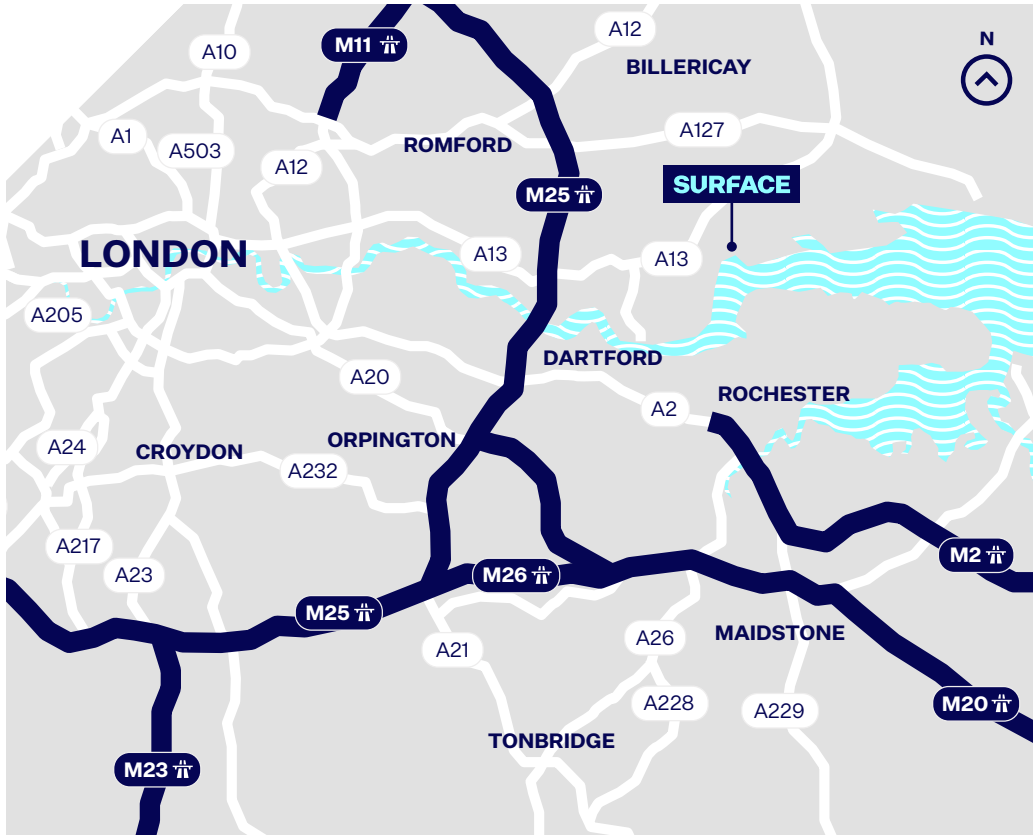
# SURFACE LONDON GATEWAY

By Road	Distance*
A13	2.1 miles
M25	8.2 miles
M20	17.0 miles
M11	22.2 miles

By Rail	Distance*
Stanford-le-Hope	1 mile

Airports	Distance*
Southend Airport	16.4 miles
London City Airport	21.5 miles
Stansted Airport	40.2 miles
Gatwick Airport	45.2 miles

\*Distances are approximate. Source: Google maps.



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Stanhope Industrial Park, Wharf Road, Stanford-le-Hope, SS17 0EH

The site is perfectly situated less than 10 miles east of the M25.

### Accommodation

5.21 acre site, incorporating 161,972 sq. ft. of yard, 15,186 sq. ft. of office and 17,302 sq. ft. of industrial.

### Terms

The site is available in part or as a whole on a new lease direct from the landlord. Rent on application.

### Legal Costs

Each party to bear their own legal costs.

### Business Rates

Occupiers are invited to make their own enquiries.

## Contact

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**SURFACE**