

# **SURFACE GRAYS**

**Open Storage - To Let | Available Q3 2025**

**Plots from 1 - 4.3 acres including a 17,282 sq ft warehouse**

**728 London Rd,  
Grays, RM20 3LU**

**SURFACE**





N

AMAZON

ROYAL MAIL

RENAULT TRUCKS

WATERGLADE INDUSTRIAL PARK

EVRI

PARTSPLUS

STEER

A282

IMERYS

Dartford Crossing

5.5 miles  
M25

2.1 miles  
M25

**SURFACE  
GRAYS**

# SURFACE GRAYS

## 4.3 acres

This is a prime site of 4.3 acres of open storage, including a 17,282 sq ft warehouse and additional ancillary buildings located immediately adjacent to the M25.

The site is located just inside the M25 providing strategic access to central London and the South East as well as being within a 45-mile drive to various ports including Dover, London Gateway, Felixstowe and Tilbury.



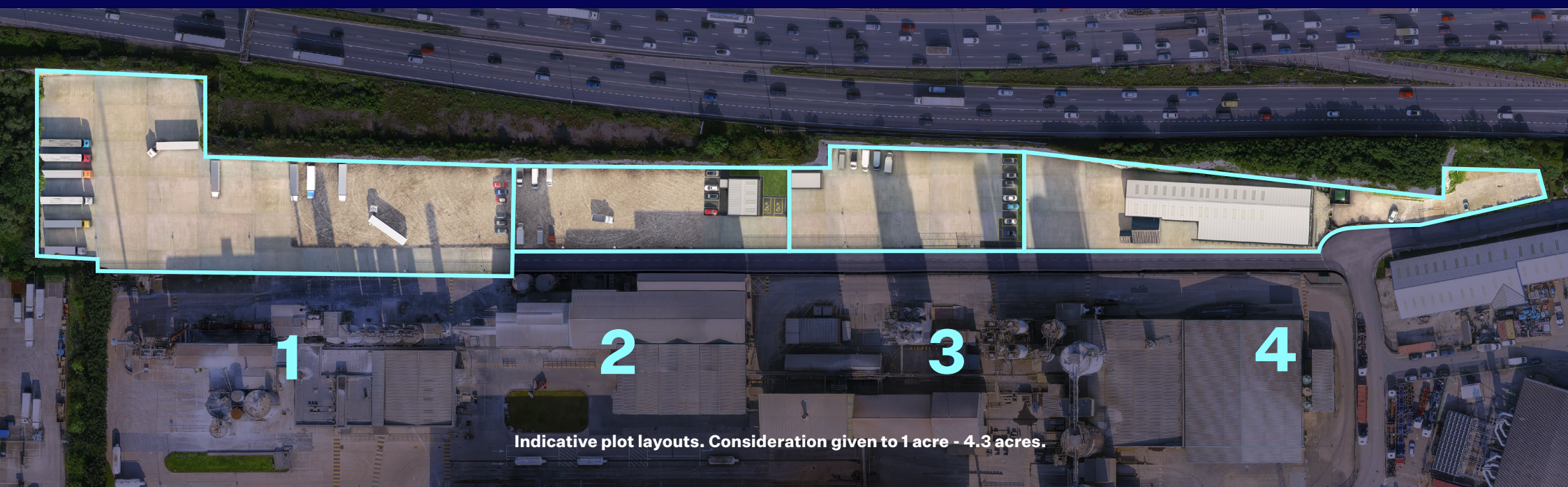
# SURFACE GRAYS

## Flexible Lot Sizes

Surface Grays offers the opportunity to acquire hard-surfaced open storage plots from an acre upwards which, when split, will benefit from surface drainage and utilities (water and electric) provided to the site boundary.

The site also benefits from a purpose-built warehouse unit with 3 surface-level loading doors, a first-floor office area, W/C accommodation and an internal eaves height of 6.2m which provides the following approximate gross area measurements.

Plot	Sq ft	Acres
Estate Road	21,771	0.5
1	75,134	1.72
2	26,068	0.60
3	25,473	0.58
4	38,217	0.88
<b>Total</b>	<b>186,663</b>	<b>4.3</b>
<b>Warehouse</b>	<b>17,282</b>	<b>1,606 Sq m</b>



Indicative plot layouts. Consideration given to 1 acre - 4.3 acres.



# SURFACE GRAYS

## Accessibility

By Road	Distance*
A1090	0.9 miles
M25 motorway	1.2 miles
A13 dual carriageway	1.9 miles
M20 motorway	9.3 miles
M11 motorway	15.3 miles
M1 motorway	41 miles

By Rail	Distance*
Purfleet Station	1.5 miles

Airports	Distance*
London City Airport	13.5 miles
Stansted Airport	35.6 miles
Gatwick Airport	37.5 miles
Heathrow Airport	63.8 miles



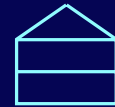
3.9 MVA mains  
power supply



Prominent  
industrial area



Strategic  
location



Two-storey offices  
and storage buildings



Gated and  
secure site



Prime  
connectivity



Mains  
water supply



Concrete and tarmac  
surfaced yard

\*Distances are approximate. Source: Google maps.



➡  
PURFLEET  
1.4 miles\*

\*Distance is approximate. Source: Google Maps.



## SURFACE GRAYS

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Grays, RM20 3LU

### EPC

Available on request.

### Accommodation

4.3 acres including a 17,282 sq ft  
warehouse (187,308 sq ft)

### Terms

The site is available in part or  
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-storage.co.uk](https://surface-storage.co.uk)

**SURFACE**