

# PURFLEET 343

Goodman<sup>+</sup>



343,281 sq ft distribution warehouse

Purfleet Commercial Park | Thurrock | RM19 1NS | M25 J30/31

# SPACE FOR THE WELL-CONNECTED

Located within half a mile of junction 30/31 of the M25, Purfleet 343 provides 343,281 sq ft of strategically-located logistics space, ideally placed to serve London and the South East.

Available now, the highly sustainable development combines flexible, high specification space with an enviable location at the heart of the M25 and A13 corridors.



**Strategic location**  
Direct access to the M25



**Excellent connectivity**  
Fast connections to the national motorway network



**Strong freight links**  
Three international ports within easy reach



**Prime same-day delivery location**  
16 miles from Central London



# STRATEGIC M25 LOCATION



Port of Tilbury

Dartford Crossing

M25

Noatum Logistics

DSV

Tesco

Purfleet 343

← M25 J30/31



# MARKET-LEADING SPECIFICATION

Purfleet 343 provides 343,281 sq ft of warehouse space, delivered to a BREEAM 'Excellent' specification.

Benefitting from an 18m clear internal height and 55m yard depth, the property is designed to offer customers flexibility, whilst maximising operational efficiency and includes the following features:



-  18m clear internal height
-  263 car parking spaces
-  55m yard depth
-  60 cycle spaces
-  65kN/m<sup>2</sup> floor loading
-  Solar PV system of 995 kWp
-  4MVA
-  12 electric car charging points
-  Two-storey office space
-  Two-storey hub office
-  32 loading docks
-  Secure yard with gatehouse
-  4 level access doors
-  CA Twin-Therm® Chronus cladding
-  59 HGV parking spaces
-  A+ EPC (-3) and BREEAM 'Excellent' rating

# SITE PLAN

## AREA SCHEDULE

	sq ft	sq m
Warehouse	309,937	28,794.1
Undercroft	5,497	510.7
Ground floor core	2,871	266.8
Two storey office	16,217	1,506.6
Two storey transport office	5,179	481.1
Gatehouse	342	31.8
Plant	3,238	300.8
<b>TOTAL</b>	<b>343,281</b>	<b>31,891.9</b>

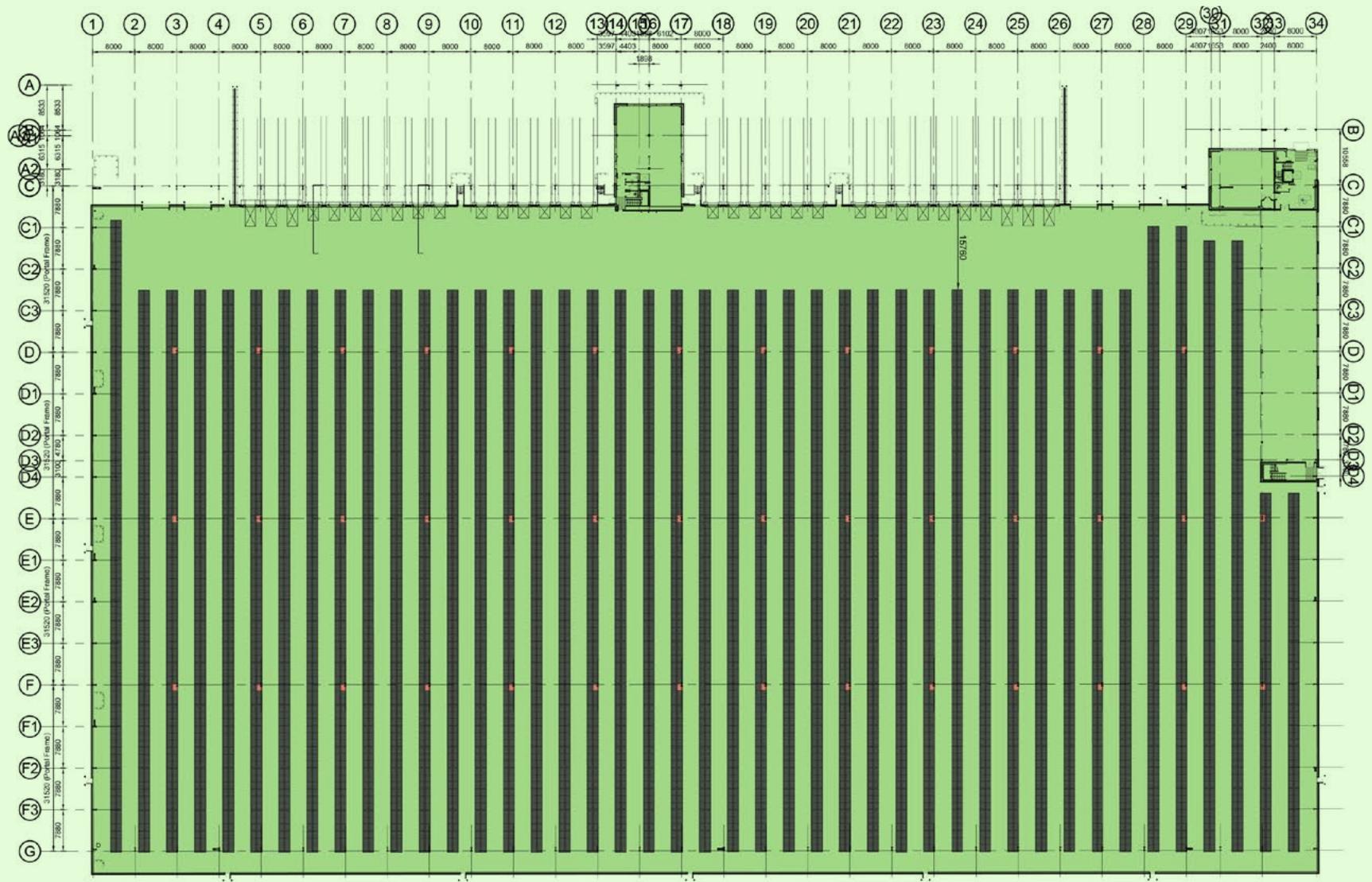


Warehouse space  
Office space

# WIDE AISLE RACKING LAYOUT



Total capacity  
**61,263**  
pallet spaces

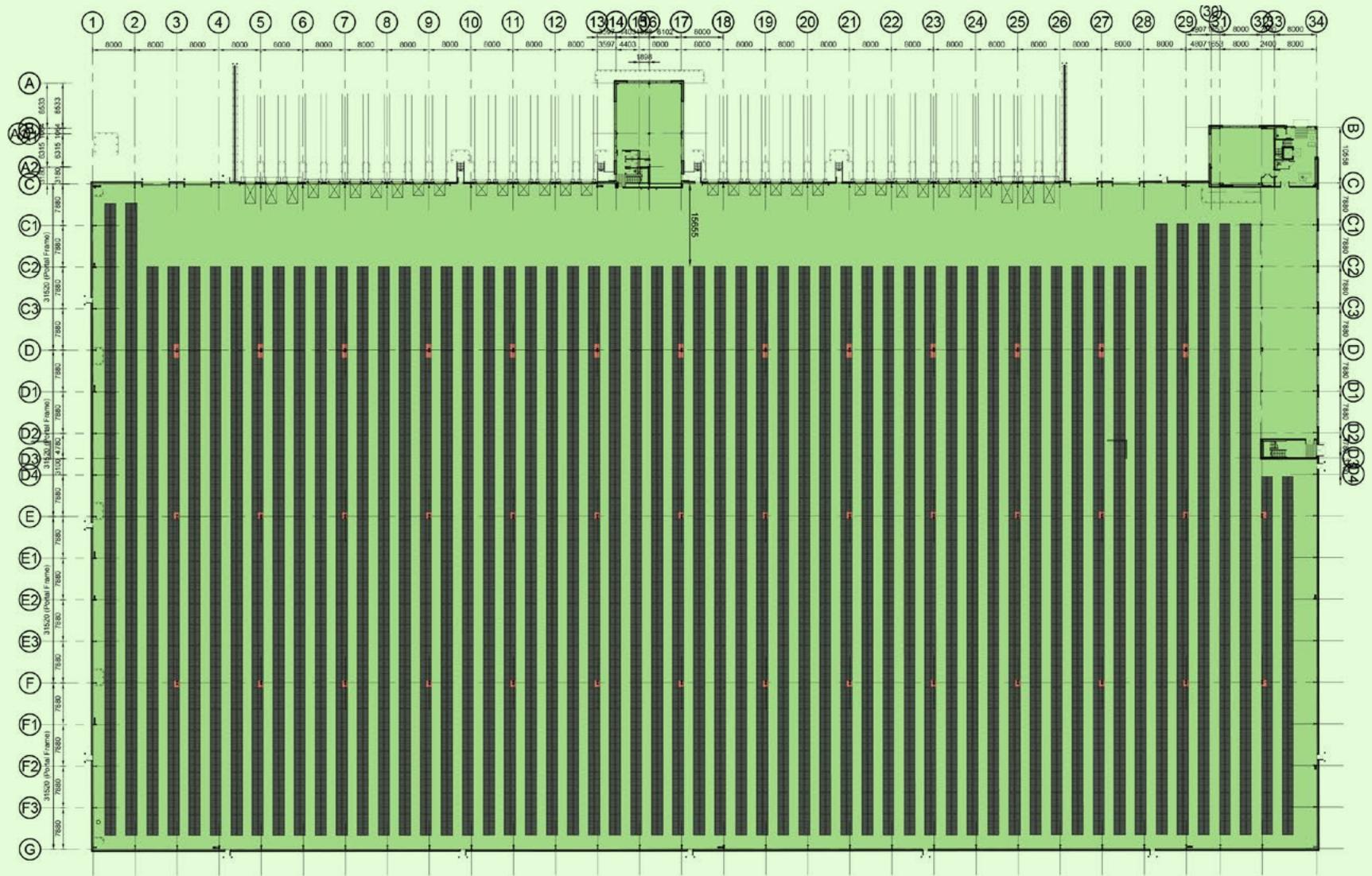


Indicative layout

# NARROW AISLE RACKING LAYOUT



Total capacity  
**82,404**  
pallet spaces



Indicative layout

# DRIVING EFFICIENCY

Our properties are designed to maximise efficiency, use lower-carbon materials and help reduce their long-term impact on the environment. For our customers this helps reduce energy use and achieve operational cost savings.

Delivered to a BREEAM 'Excellent' standard, Purfleet 343's market-leading specification includes the following features:



## ENERGY-EFFICIENT DESIGN

- + LED lighting throughout
- + Smart metering
- + A+ EPC (-3)



## ON-SITE RENEWABLES

- + 995kWp solar PV
- + SolarWall® thermal heating
- + Solar thermal hot water



## ELECTRIC VEHICLE CHARGING

- + 12 EV charging points
- + Infrastructure for future EV fleets



## WATER CONSERVATION

- + Rainwater harvesting
- + Water-saving taps and WCs



## SUSTAINABLE LANDSCAPING

- + Ecologically diverse plants
- + Habitat cycle shelters to maximise biodiversity

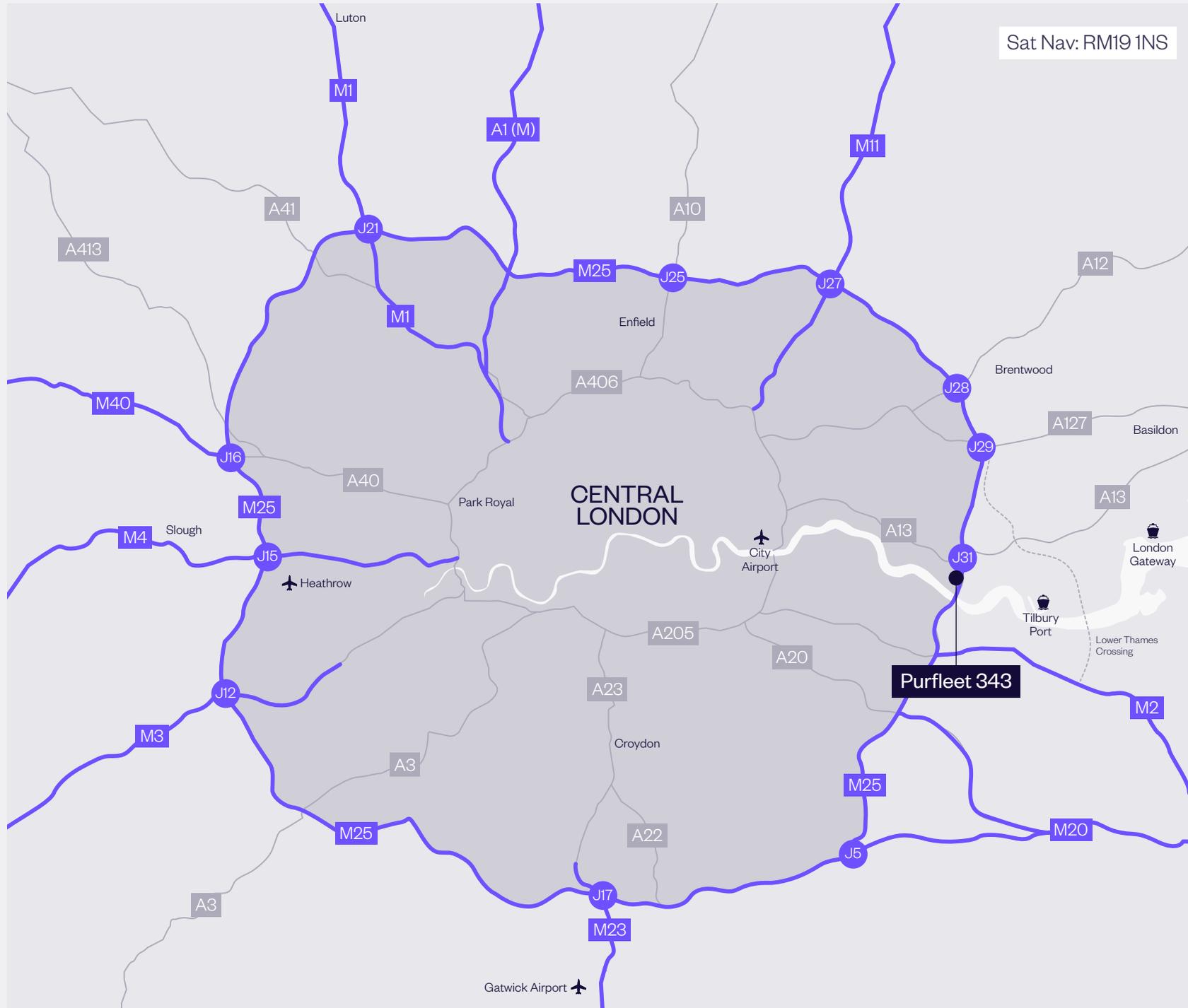


## HEALTH AND WELLBEING

- + Bike storage
- + Shower facilities
- + Low VOC and VOC-free materials



# LOCATION



Purfleet Commercial Park's position at the heart of the M25 and A13 corridors provides fast access to London and the South East, combined with excellent freight links and proximity to three international ports.



## ROAD

M25 (J30/31)	0.5 miles
A13	0.5 miles
Purfleet Town Centre	1 mile
Docklands (Canary Wharf)	15 miles
Central London	16 miles
M1 (J1)	21 miles



## AIRPORTS AND PORTS

Port of Tilbury	8.5 miles
London Gateway	12 miles
London City Airport	14 miles
Stansted Airport	34 miles
Port of Felixstowe	75 miles



## RAIL

Purfleet Railway Station	1.5 miles
Channel Tunnel	54 miles

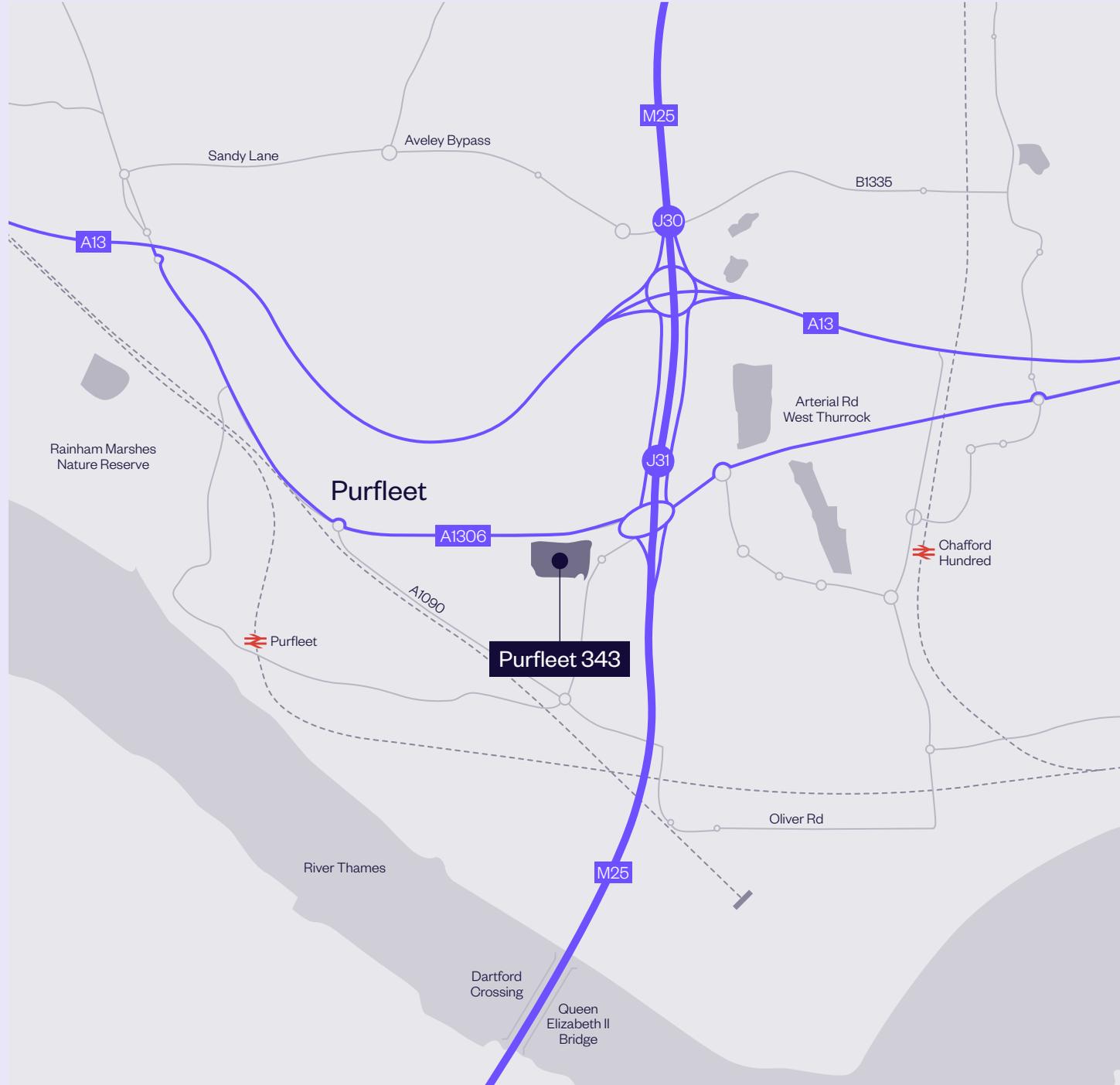
Source: Google Maps

# ACCESS

Purfleet Commercial Park can be accessed off Stonehouse Lane via the A1306. Only half a mile from J30/31 of the M25, it provides fast connections to the national motorway network with access to London (to the west), Essex (to the north and east) and Kent (to the south).

The area benefits from excellent public transport links, providing good accessibility for local labour. Purfleet Railway Station is on the c2c mainline and offers direct services to London Fenchurch Street within 30 minutes. The park is also served by the existing Route 44 bus service, which runs from Grays to Lakeside via Purfleet.

National Cycle Route 137 borders the development and provides links to National Cycle Route 13, allowing wider connectivity to London and the west.



# CONTACT US



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