

PURFLEET 343

Goodman⁺



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/m² 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
TOTAL	343,281	31,891.9



- Warehouse space
- Office space

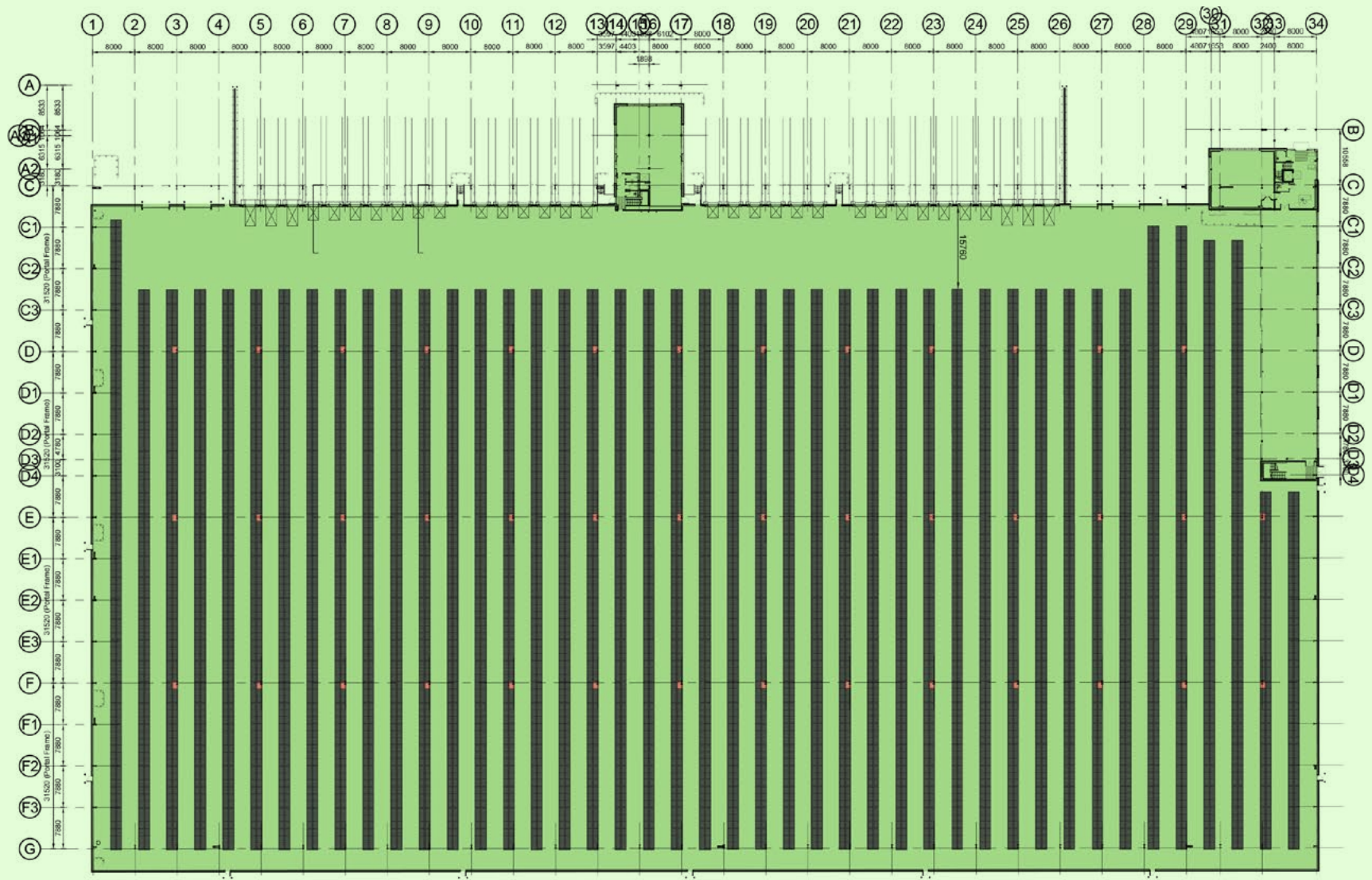
WIDE AISLE RACKING LAYOUT



Total capacity

61,263

pallet spaces



Indicative layout

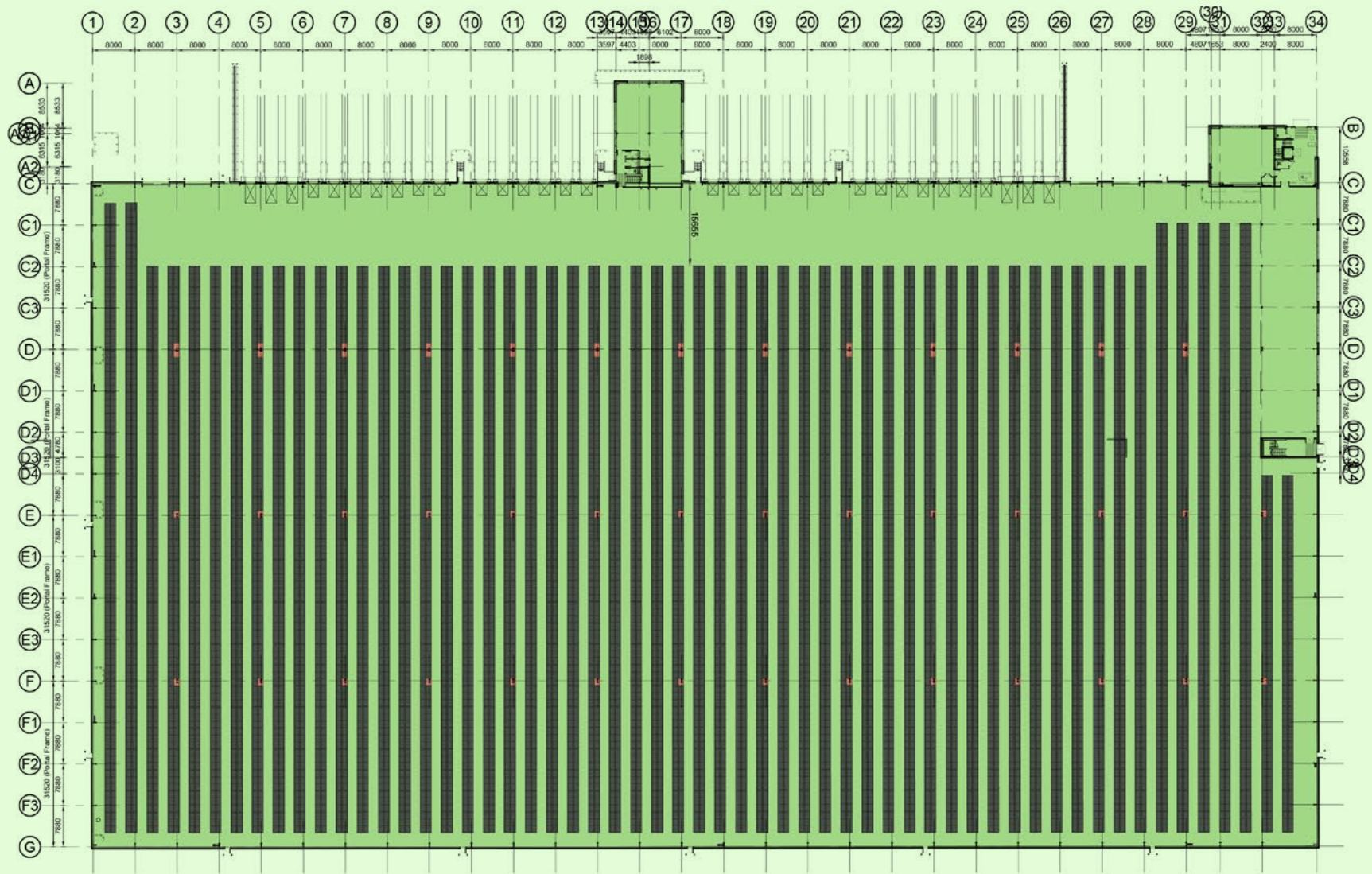
NARROW AISLE RACKING LAYOUT



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

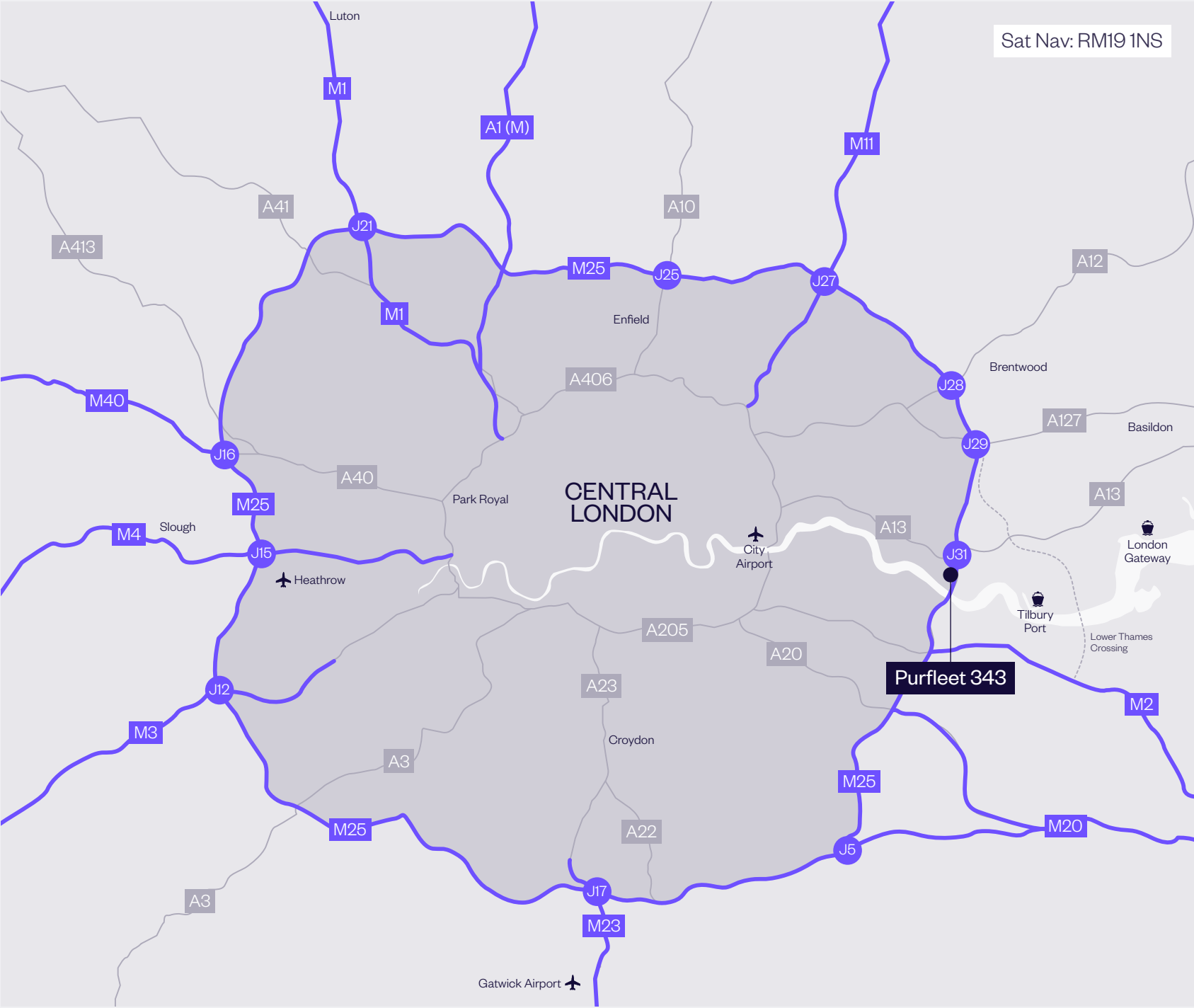


HEALTH AND WELLBEING

- + 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

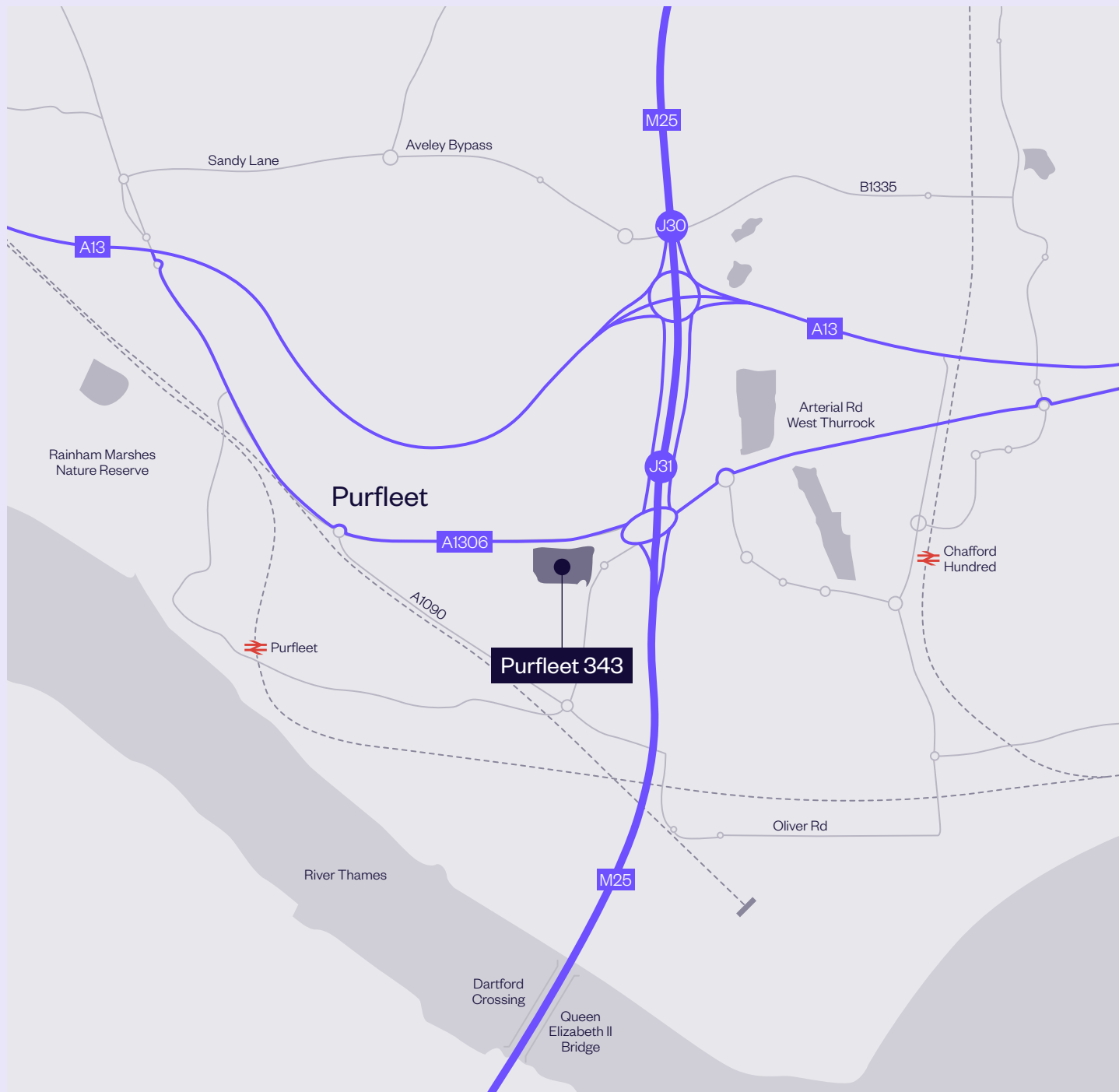
Source: Google Maps

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



ENQUIRE NOW

George Glennie
Development Director
george.glennie@goodman.com
07500 331435

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249



Richard Evans
richard.evans@cushwake.com
07907 094646

Chris Knight
chris.c.knight@cushwake.com
07872 822528

Patrick Mooney
patrick.mooney@cushwake.com
07920 451369



Sophie Kettlewell
sophie.kettlewell@jll.com
07801 667586

Tom Watkins
tom.watkins@jll.com
07917 093167

Lambert Smith Hampton

Akhtar Alibhai
aalibhai@lsh.co.uk
07909 684801

Richard Flood
rflood@lsh.co.uk
07754 674580

Charis Lovegrove
clovegrove@lsh.co.uk
07566 794225

0203 426 0800 | purfleetcp.com | uk.goodman.com

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (March 2025), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

