



VICTOR HOUSE

AVAILABLE TO LET | WAREHOUSE / DISTRIBUTION UNIT
31,064 SQ FT (2,886 SQ M)



Victor House

Bay Manor Lane
Thurrock
RM20 3LL



DESCRIPTION

Extensively refurbished self-contained industrial warehouse extending to approximately 31,064 sq ft. The warehouse is of steel portal frame construction beneath a pitched steel clad roof with part brick and part profile metal clad elevations. Internally the warehouse benefits from LED lighting.

The unit comprises of 2 surface level and 4 dock level loading doors. Office accommodation is provided over ground and first floors to the front elevation of the warehouse and benefits from comfort cooling. Both ground floor and first floor offices benefit from a separate kitchenette and WCs.

ACCOMMODATION

The accommodation comprises the following areas:

Warehouse - 25,338 sq ft (2,354 sq m)

Ground Floor Office - 2,852 sq ft (265 sq m)

First Floor Office 2,874 sq ft (267 sq m)

Total - 31,064 sq ft (2,886 sq m)



SPECIFICATION



Minimum Eaves
Height of 7.0m



2 Ground and 4 Dock
Level Loading Doors



Three Phase Power
Supply - Up to 2MVA



LED Warehouse
Lighting



40% Site
Cover



M25 (J31) -
5 Mins Drive / 1 Mile



Fully Fenced
Site



2 Dedicated Electrical
Vehicle Charging Points



Victor House, Bay Manor Lane, Thurrock, RM20 3LL



M25/A282



VICTOR HOUSE



VICTOR HOUSE



LEASE TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

BUSINESS RATES

Please speak to the local authority regarding the business rates for this unit.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT chargeable at the current rate.

INSURANCE

Insurance for 25/26 estimated at £3,310 (£0.11psf).

EPC

B43

GET IN TOUCH

Paul Fitch
paul@cokegearing.co.uk
07771 607 585

Toby Pemberton
toby@cokegearing.co.uk
07949 530 597

Coke Gearing
consulting
Chartered Surveyors

Dan Wink
d.wink@glenny.co.uk
07717 545 532

GLENNY



VICTOR HOUSE

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. March 2026.
Design by cormackadvertising.com