

# **SURFACE GRAYS**

**Open Storage - To Let | Available Q3 2026**

**Plots from 1 - 4.3 acres including a 12,432 sq ft warehouse**

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

**SURFACE**





**SURFACE GRAYS**

## SURFACE GRAYS

**4.3 acres**

This is a prime site of 4.3 acres of open storage, including a 12,432 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.

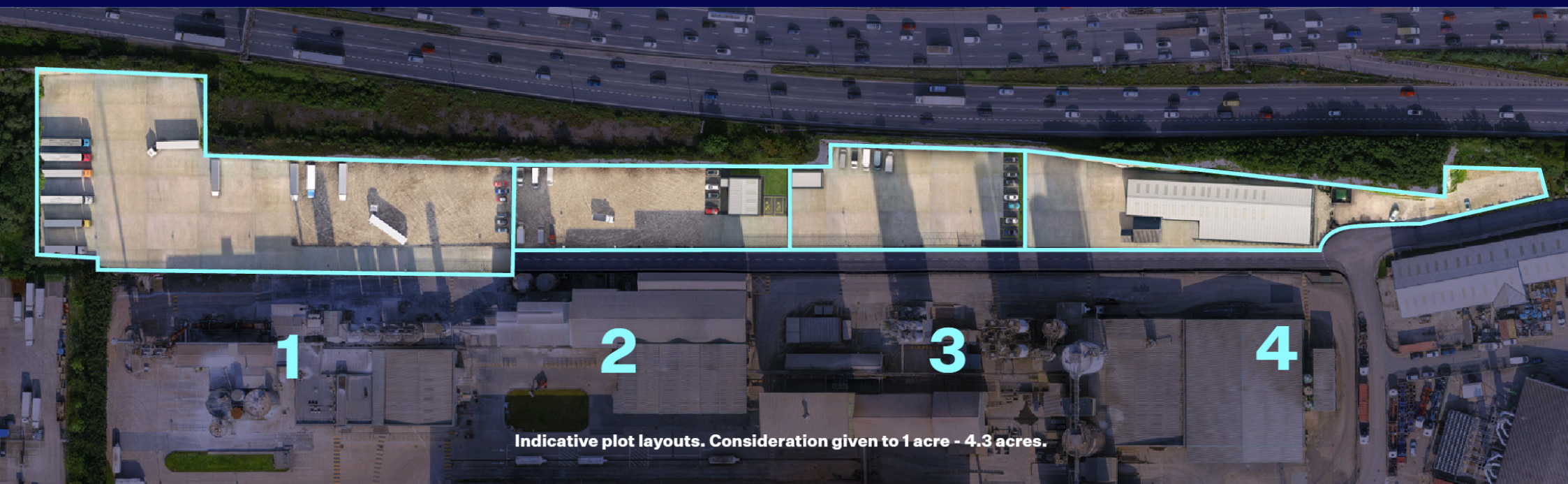


## Flexible Lot Sizes

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>12,432 sq ft</b> | <b>1,155 sq m</b> |





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## Refurbishment Underway

A comprehensive refurbishment of the warehouse and yard is now on site. Works include a new roof and cladding, a fully refurbished interior and clearance of the open storage areas.

— Available Q3 2026



Yard clearance in progress



Refurbished warehouse interior



Warehouse and ancillary buildings



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## 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 |



Up to 217k kVa  
mains power supply



Prominent  
industrial area



Strategic  
location



Two-storey offices  
and storage buildings



Gated and  
secure site



Prime  
connectivity



Mains  
water supply



Hard  
surfaced yard

\*Distances are approximate. Source: Google maps.







## SURFACE GRAYS

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### EPC

Available on request.

### Accommodation

4.3 acres (186,663 sq ft)  
including a 12,432 sq ft warehouse.

### 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**