

SURFACE GRAYS

Open Storage - To Let | Available Q4 2026

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

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

SURFACE



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GRAYS**

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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.

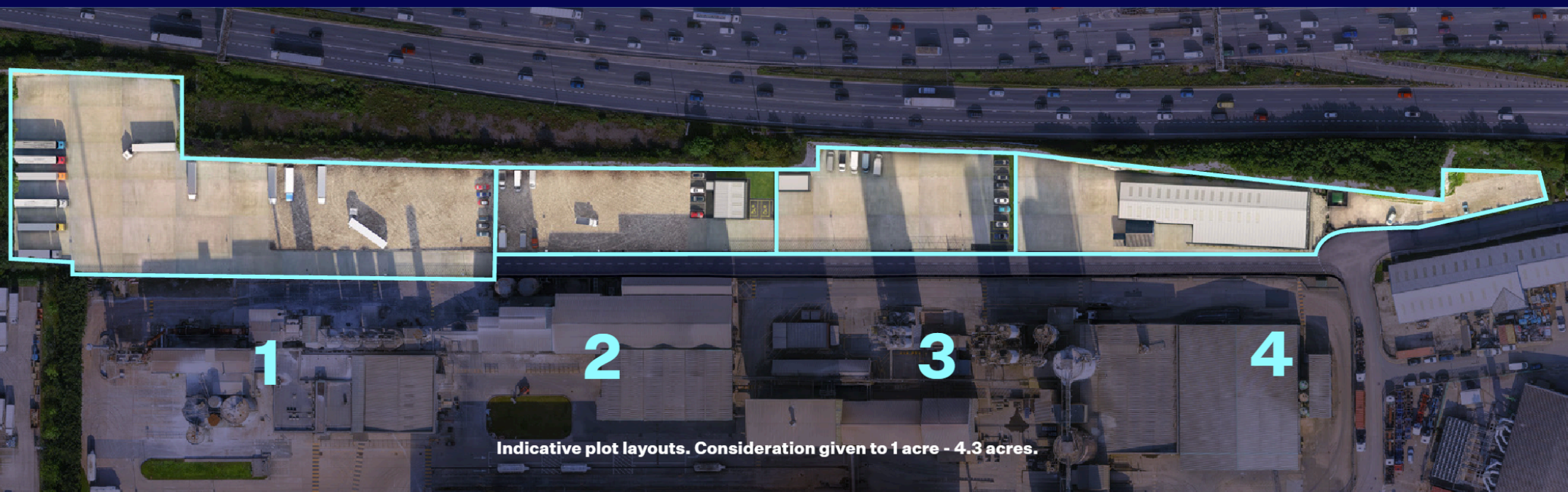
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Flexible Lot Sizes

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
Total	186,663	4.3
Warehouse	12,432 sq ft	1,155 sq m



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

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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.





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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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