



76 HIGH STREET  
- GRAYS -

البوابة الدولية للاستثمار  
International Investment Gate





76 HIGH STREET  
- GRAYS -

**Project Overview**

02

**Location Map**

03

**A Neighborhood Plan**

05

**Floor Plans**

09

**Apartment Plans**

15

**Project Team**

27

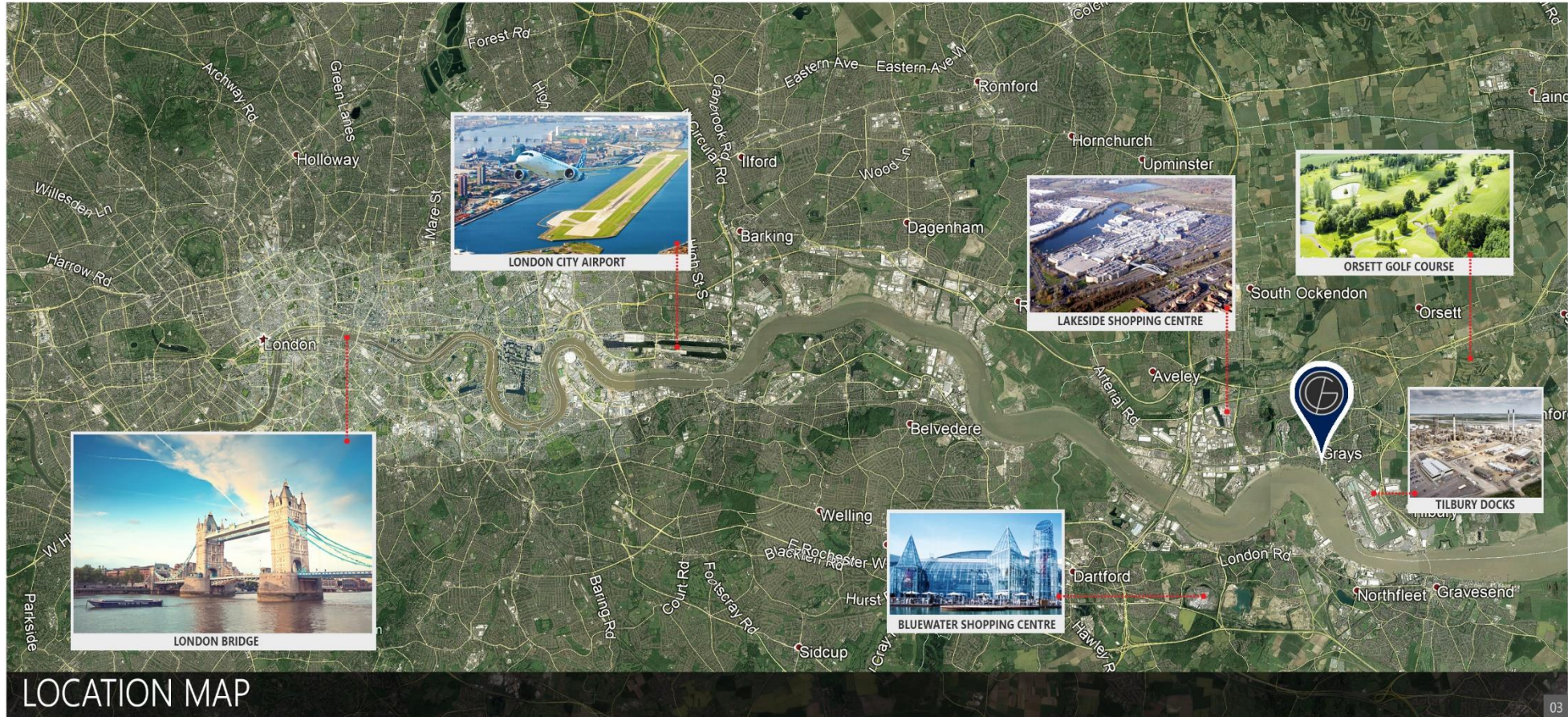




## A REWARDING PROPERTY

**76 High Street, Grays**, is an outstanding mixed use investment opportunity boasting 41 no. apartments comprising 38 no. 2-bedrooms and 3 no. 1-bedroom and up to 4 commercial units offering flexible spaces from 560ft<sup>2</sup> up to 790ft<sup>2</sup>. Located in the centre of Grays, the development offers excellent returns for buy-to-let investors in this thriving rental market, with demand outstripping supply for students, commuters and local tenants alike.







76 HIGH STREET  
- GRAYS -

## WELCOME TO GRAYS

Grays is the largest town in the borough and unitary authority of Thurrock in Essex and one of Thurrock's traditional (Church of England) parishes. The town is approximately 20 miles (32 km) to the east of London on the north bank of the River Thames, and 2 miles (3.2 km) east of the M25 motorway. Its economy is linked to Port of London industries, its own offices, retail and Lakeside, West Thurrock.





## INTERNATIONAL QUALITY OF LEARNING



**South Essex College** was founded in 1899 and has 11,000 students between 3 campuses in the area. The newest campus is located opposite 76 High Street and delivers internationally recognised diploma's to over 3,000 students from across the UK and the world. This thriving campus is just 5 years old and delivers state-of-the-art facilities and even has its own outdoor amphitheater! With this quantity and quality of potential tenants on the doorstep, the apartments and retail spaces are sure to be in demand!





**A SHOPPER'S PARADISE!**



Residents are blessed to be located within 20 minutes of 2 of the top 10 biggest shopping centres in the UK, Lakeside and Bluewater. Between them they attract 1,000,000 visitors per week and offer extensive leisure & restaurant options as well as world class shopping. Grays Shopping Centre and High Street are right on your doorstep, offering over 80 retail & banking outlets.





## COMMUTER CONNECTIONS!

A 2 minute walk to Grays mainline railway station connects commuters to the City of London and all of its businesses and attractions in just 40 effortless minutes. Within 5 minutes you reach the M25 London orbital road with immediate connection to North & South London. London's Gatwick & Stanstead airports are just 50 minutes away, with Heathrow & Luton just over an hour away.





**ADVENTURE'S AWAIT**

The River Thames awaits! Just a 2 minute walk takes you to the bank of the biggest river in England! Scenic walking and cycle paths bring you to the beach and yacht club, where water sports are available for the young to the old. Nearby golf courses and leisure facilities make 76 High Street, Grays, ideal for singles, couples or young families.

08





76 HIGH STREET  
- GRAYS -

# FLOOR PLANS





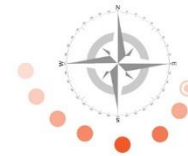
## GROUND FLOOR LEVEL

APT. / RET. NO. BEDROOMS TOTAL AREA PAGE



01	2	61.80 sqm. / 665.22 sqft.	16
02	2	61.40 sqm. / 660.91 sqft.	16
03	2	56.60 sqm. / 609.24 sqft.	17
04	2	66.70 sqm. / 707.96 sqft.	17
R-1	2	73.10 sqm. / 786.85 sqft.	na
R-2	2	67.00 sqm. / 721.19 sqft.	na
R-3	1	64.70 sqm. / 696.43 sqft.	na
R-4	2	52.70 sqm. / 567.26 sqft.	na

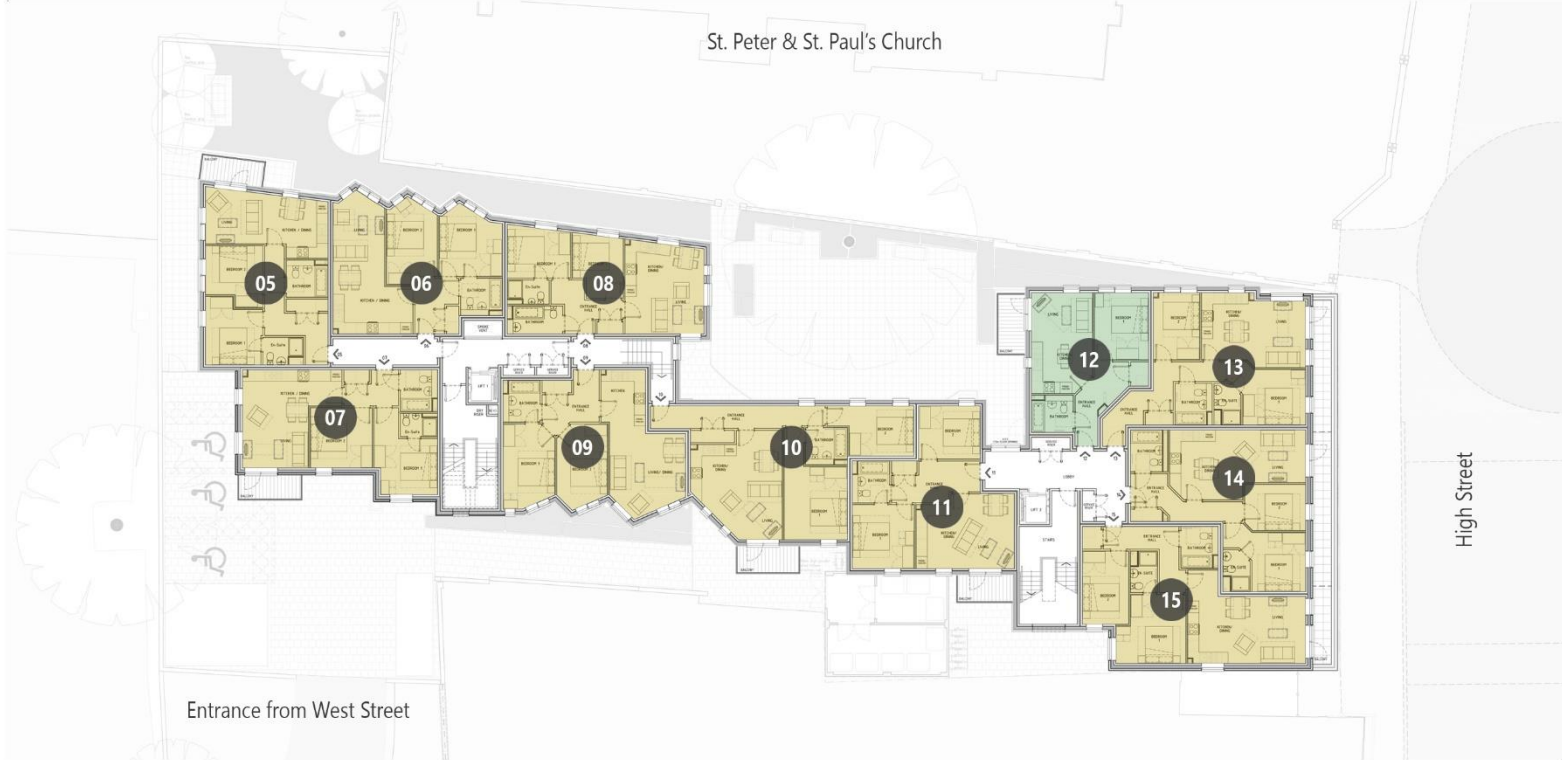
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PENTHOUSE
- RETAIL UNITS





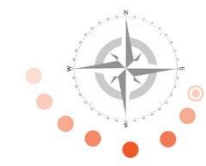
## FIRST FLOOR LEVEL

APT. NO. BEDROOMS TOTAL AREA PAGE



APT. NO.	BEDROOMS	TOTAL AREA	PAGE
05	2	61.80 sqm. / 665.22 sqft.	18
06	2	61.40 sqm. / 660.91 sqft.	16
07	2	60.90 sqm. / 655.53 sqft.	18
08	2	56.60 sqm. / 609.24 sqft.	17
09	2	63.20 sqm. / 680.28 sqft.	19
10	2	71.10 sqm. / 765.32 sqft.	19
11	2	58.10 sqm. / 625.39 sqft.	20
12	1	43.60 sqm. / 469.31 sqft.	20
13	2	63.60 sqm. / 684.59 sqft.	21
14	2	64.40 sqm. / 693.20 sqft.	21
15	2	68.30 sqm. / 735.18 sqft.	22

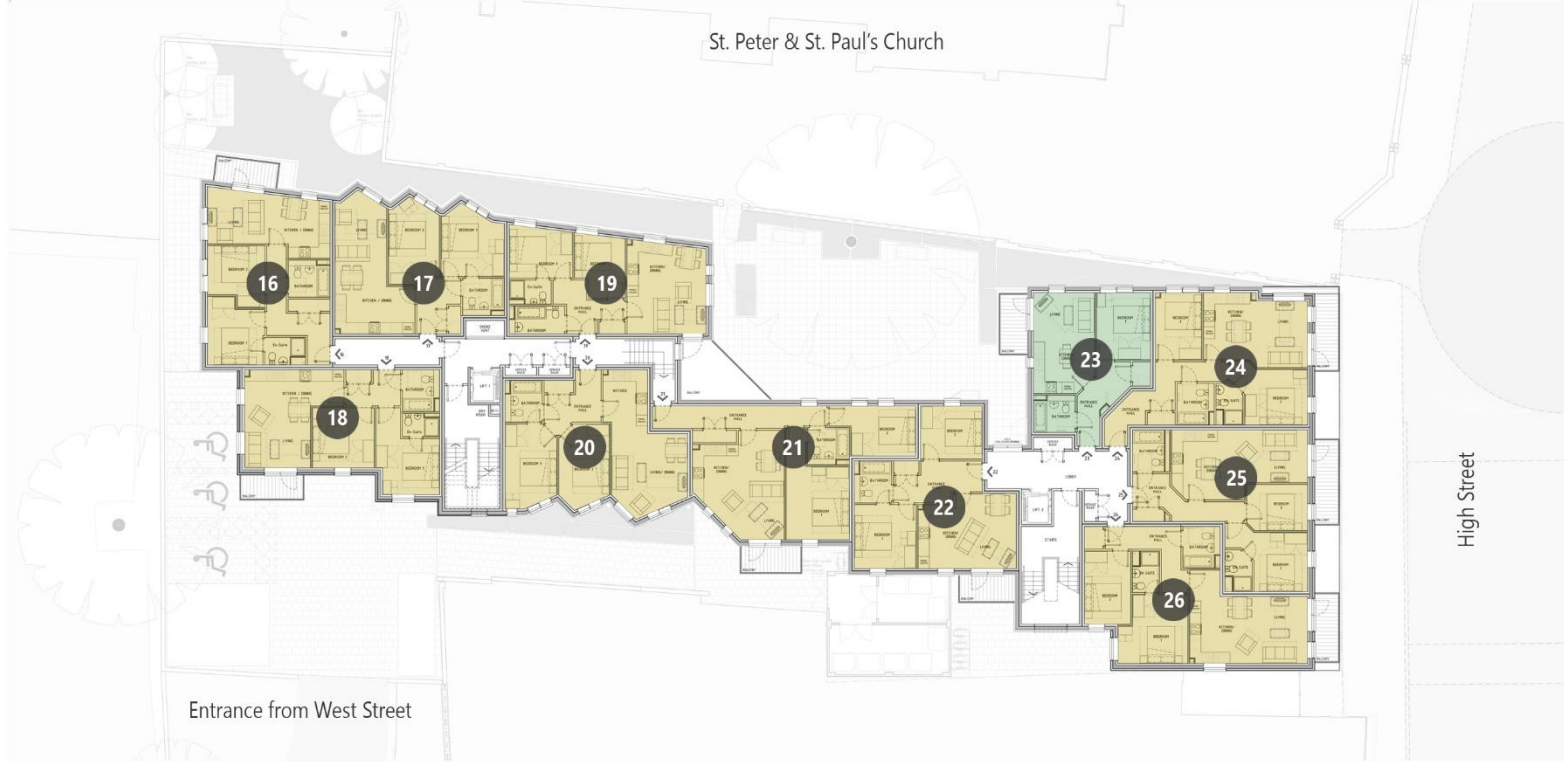
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PENTHOUSE
- RETAIL UNITS





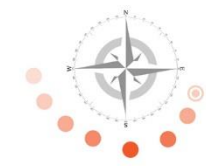
## SECOND FLOOR LEVEL

APT. NO. BEDROOMS TOTAL AREA PAGE



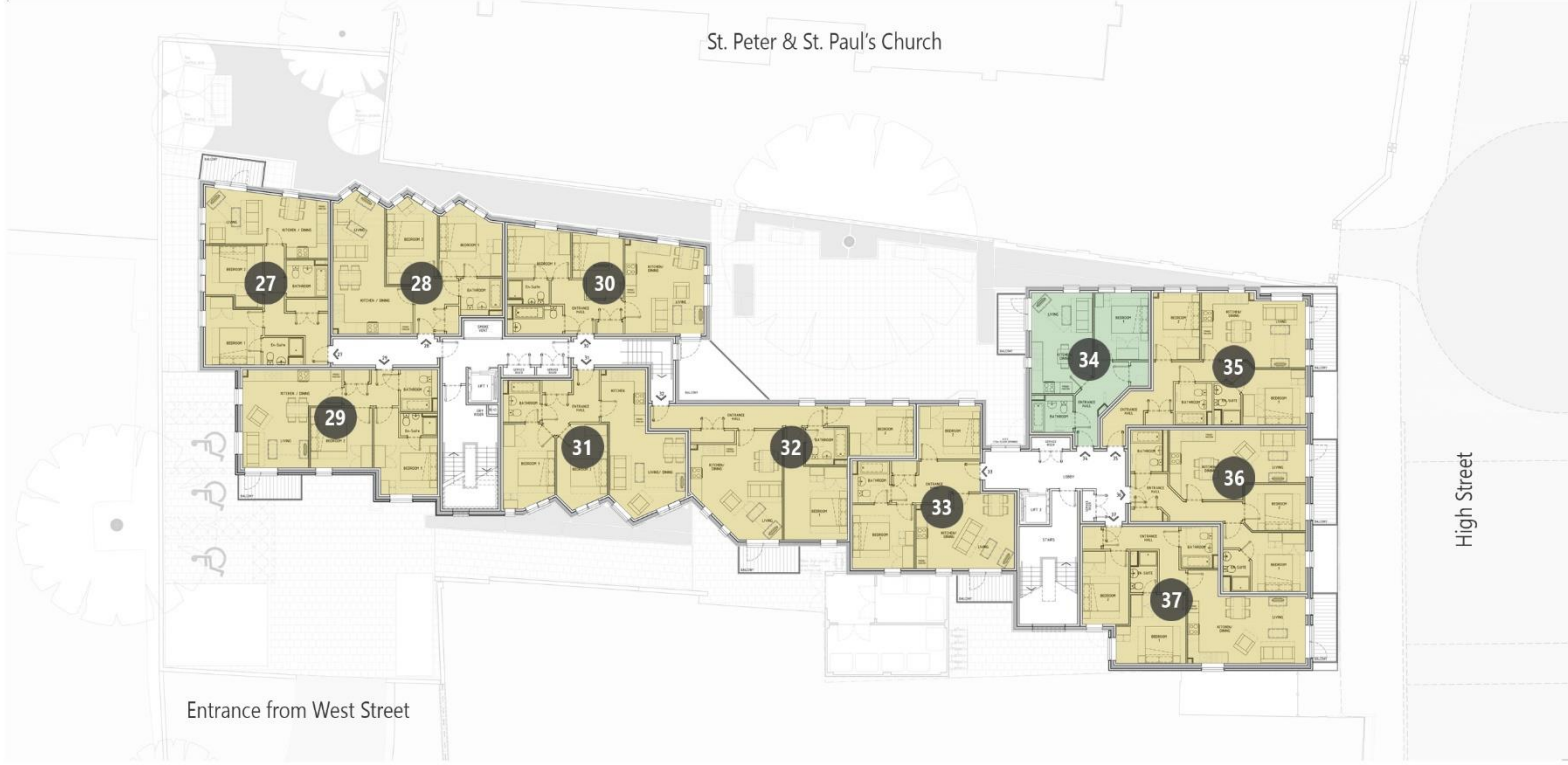
APT. NO.	BEDROOMS	TOTAL AREA	PAGE
16	2	61.80 sqm. / 665.22 sqft.	18
17	2	61.40 sqm. / 660.91 sqft.	16
18	2	60.90 sqm. / 655.53 sqft.	18
19	2	56.60 sqm. / 609.24 sqft.	22
20	2	63.20 sqm. / 680.28 sqft.	19
21	2	71.10 sqm. / 765.32 sqft.	19
22	2	58.10 sqm. / 625.39 sqft.	20
23	1	43.60 sqm. / 469.31 sqft.	20
24	2	63.60 sqm. / 684.59 sqft.	23
25	2	64.40 sqm. / 693.20 sqft.	23
26	2	68.30 sqm. / 735.18 sqft.	24

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PENTHOUSE
- RETAIL UNITS





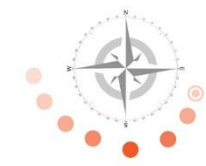
### THIRD FLOOR LEVEL



APT. NO.    BEDROOMS    TOTAL AREA    PAGE

27	2	61.80 sqm. / 665.22 sqft.	18
28	2	61.40 sqm. / 660.91 sqft.	16
29	2	60.90 sqm. / 655.53 sqft.	18
30	2	56.60 sqm. / 609.24 sqft.	22
31	2	63.20 sqm. / 680.28 sqft.	19
32	2	71.10 sqm. / 765.32 sqft.	19
33	2	58.10 sqm. / 625.39 sqft.	20
34	1	43.60 sqm. / 469.31 sqft.	20
35	2	63.60 sqm. / 684.59 sqft.	23
36	2	64.40 sqm. / 693.20 sqft.	23
37	2	68.30 sqm. / 735.18 sqft.	24

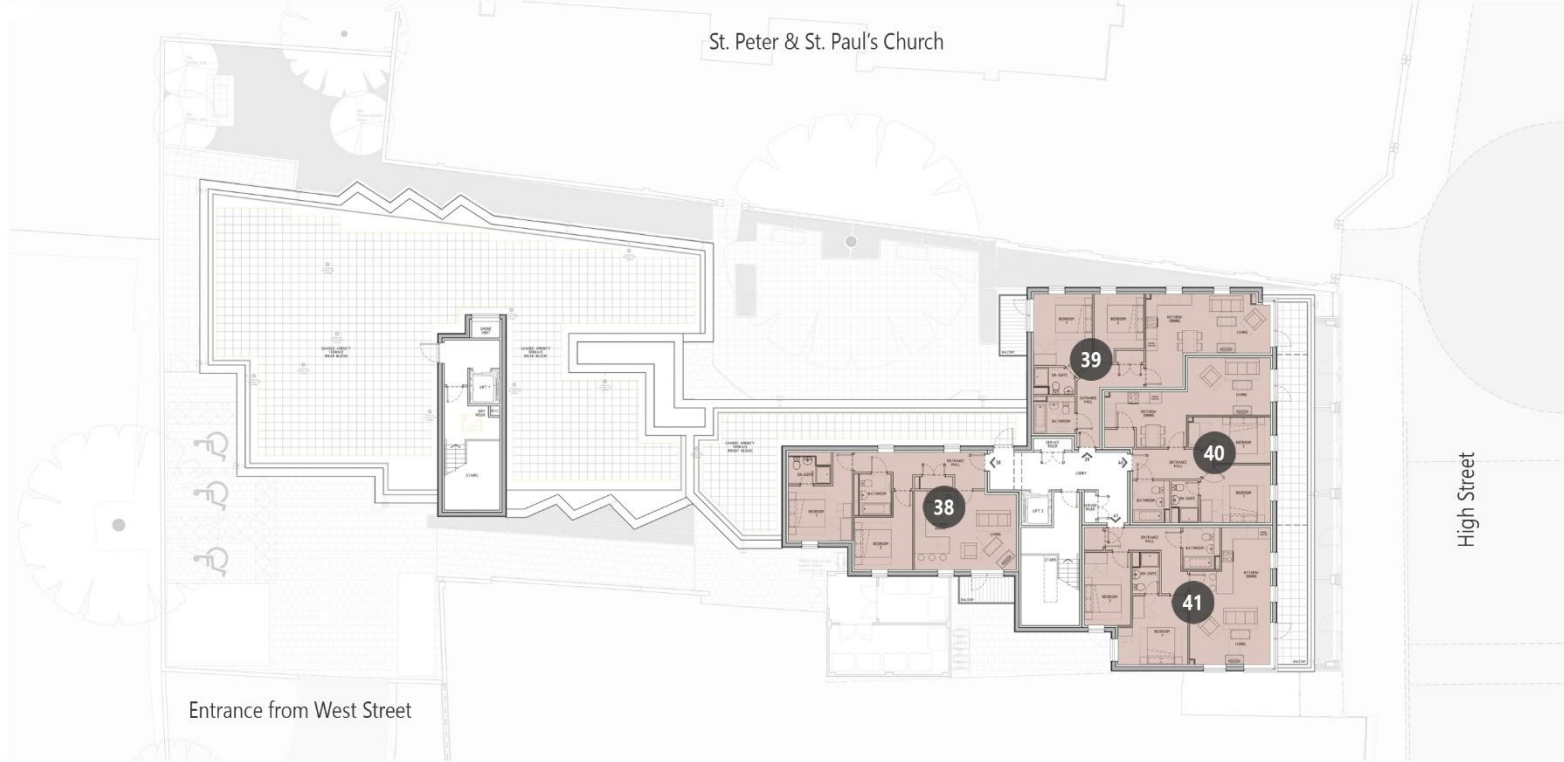
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PENTHOUSE
- RETAIL UNITS





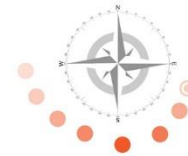
## FOURTH FLOOR LEVEL

APT. NO.    BEDROOMS    TOTAL AREA    PAGE



38	2	68.60 sqm. / 738.41 sqft.	24
39	2	65.90 sqm. / 709.35 sqft.	25
40	2	66.20 sqm. / 712.58 sqft.	25
41	2	71.50 sqm. / 769.63 sqft.	26

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PENTHOUSE
- RETAIL UNITS





76 HIGH STREET  
- GRAYS -

# APARTMENT PLANS



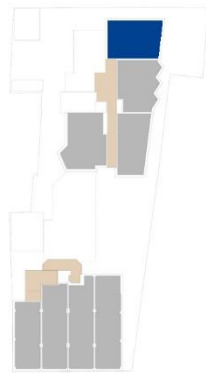


## 2 BEDROOM APARTMENT

### APARTMENT NO. 01

61.80 sqm. / 665.22 sqft.

Living Area	3216mm X 3145mm	108.82 sqft.
Dining & Kitchen	3438mm X 3057mm	113.02 sqft.
Master Bedroom	3038mm X 3741mm	122.27 sqft.
Bedroom 2	3141mm X 2675mm	90.41 sqft.
En-suite Bathroom	2229mm X 1507mm	36.05 sqft.
Common Bathroom	2250mm X 2000mm	48.43 sqft.



High Street  
Keyplan

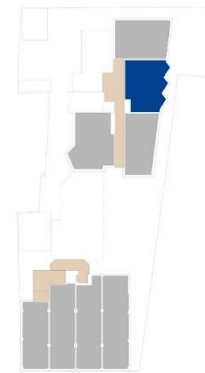


## 2 BEDROOM APARTMENT

### APARTMENT NO. 02 / 06 / 17 / 28

61.40 sqm. / 660.91 sqft.

Living & Dining	2831mm X 5023mm	153.06 sqft.
Kitchen	4382mm X 2180mm	102.83 sqft.
Master Bedroom	3468mm X 2891mm	107.92 sqft.
Bedroom 2	2775mm X 4109mm	122.74 sqft.
Common Bathroom	2125mm X 2043mm	46.73 sqft.



High Street  
Keyplan



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layout and locations are indicative only. Speak to your sales consultant for details.



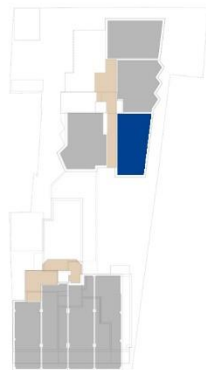


## 2 BEDROOM APARTMENT

### APARTMENT NO. 03 / 08

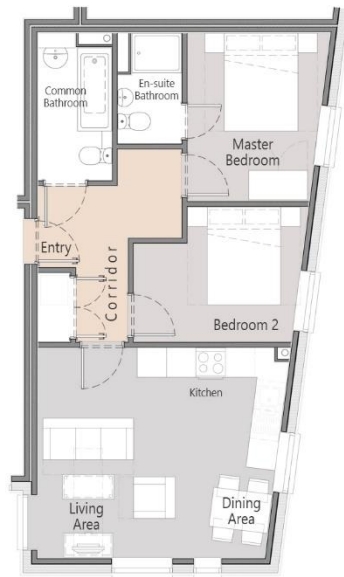
56.60 sqm. / 609.24 sqft.

Living Area	2988mm X 4324mm	139.07 sqft.
Dining & Kitchen	2193mm X 4324mm	102.07 sqft.
Master Bedroom	2945mm X 3468mm	109.94 sqft.
Bedroom 2	3573mm X 2775mm	106.73 sqft.
En-suite Bathroom	1325mm X 2293mm	32.70 sqft.
Common Bathroom	1543mm x 3043mm	50.54 sqft.



High Street

Keyplan

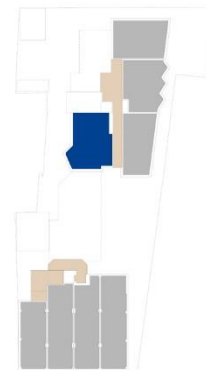


## 2 BEDROOM APARTMENT

### APARTMENT NO. 04

66.70 sqm. / 716.96 sqft.

Living & Dining	4991mm X 4170mm	224.03 sqft.
Kitchen	1977mm X 3490mm	74.27 sqft.
Master Bedroom	3870mm X 2863mm	119.26 sqft.
Bedroom 2	3870mm X 2775mm	115.60 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.



High Street

Keyplan



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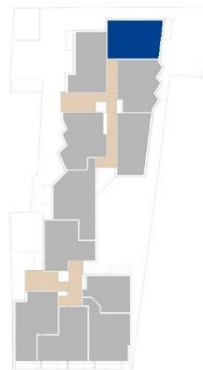


## 2 BEDROOM APARTMENT

### APARTMENT NO. 05 / 16 / 27

61.80 sqm. / 665.22 sqft.

Living Area	3216mm X 3145mm	108.87 sqft.
Dining & Kitchen	3438mm X 3091mm	114.39 sqft.
Master Bedroom	3038mm X 3741mm	122.33 sqft.
Bedroom 2	3141mm X 2675mm	90.44 sqft.
En-suite Bathroom	2229mm X 1507mm	36.16 sqft.
Common Bathroom	2250mm X 2000mm	48.44 sqft.
Balcony	1350mm X 3400mm	49.41 sqft.



High Street

Keyplan

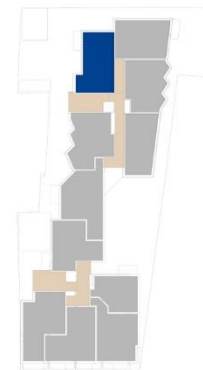


## 2 BEDROOM APARTMENT

### APARTMENT NO. 07 / 18 / 29

60.90 sqm. / 655.53 sqft.

Living & Dining	2770mm X 3612mm	107.70 sqft.
Kitchen	2606mm X 5438mm	152.54 sqft.
Master Bedroom	3070mm X 3472mm	114.73 sqft.
Bedroom 2	3288mm X 3379mm	119.59 sqft.
En-suite Bathroom	1275mm X 2043mm	28.04 sqft.
Common Bathroom	1320mm X 3400mm	48.31 sqft.
Balcony	1370mm X 3500mm	51.61 sqft.



High Street

Keyplan



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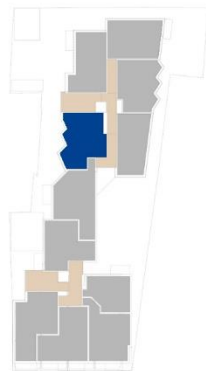


## 2 BEDROOM APARTMENT

**APARTMENT NO. 09 / 20 / 31**

63.20 sqm. / 680.28 sqft.

Living & Dining	3481mm X 4170mm	156.25 sqft.
Kitchen	3487mm X 2443mm	91.70 sqft.
Master Bedroom	4658mm X 2843mm	142.54 sqft.
Bedroom 2	3862mm X 2775mm	115.36 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.



High Street

Keyplan

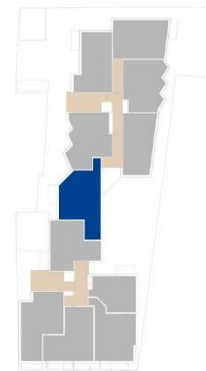


## 2 BEDROOM APARTMENT

**APARTMENT NO. 10 / 21 / 32**

71.10 sqm. / 765.32 sqft.

Living & Dining	5969mm X 2504mm	160.88 sqft.
Kitchen	2573mm X 2418mm	66.97 sqft.
Master Bedroom	4019mm X 3468mm	150.03 sqft.
Bedroom 2	2755mm X 3542mm	105.04 sqft.
Common Bathroom	2030mm X 2275mm	49.71 sqft.
Balcony	1443mm X 3375mm	52.42 sqft.



High Street

Keyplan



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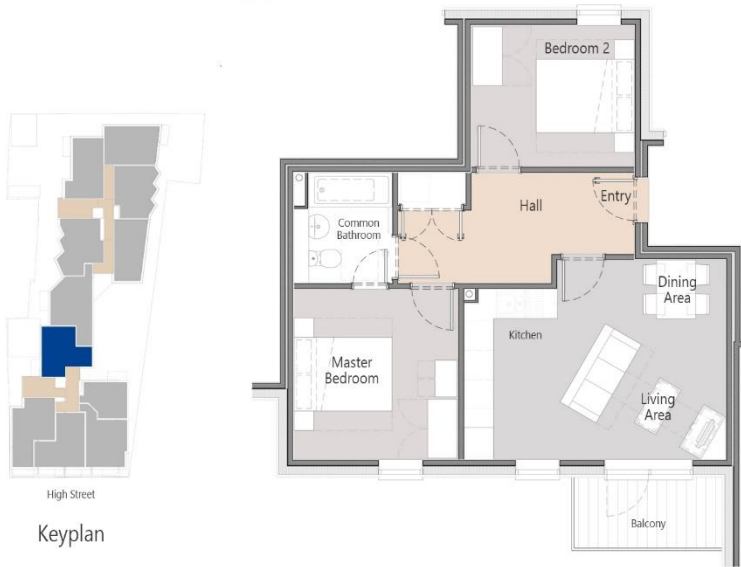


## 2 BEDROOM APARTMENT

### APARTMENT NO. 11 / 22 / 33

58.10 sqm. / 625.39 sqft.

Living & Dining	3470mm X 4124mm	154.04 sqft.
Kitchen	1888mm X 3514mm	71.41 sqft.
Master Bedroom	3393mm X 3514mm	128.34 sqft.
Bedroom 2	3375mm X 2923mm	106.19 sqft.
Common Bathroom	2043mm X 2293mm	50.43 sqft.
Balcony	3018mm X 1443mm	46.88 sqft.



Keyplan

## 1 BEDROOM APARTMENT

### APARTMENT NO. 12 / 23 / 34

43.60 sqm. / 469.31 sqft.

Living Area	3350mm X 2698mm	97.27 sqft.
Dining & Kitchen	3350mm X 2800mm	100.97 sqft.
Master Bedroom	2955mm X 3683mm	117.15 sqft.
Common Bathroom	2288mm X 2043mm	50.32 sqft.
Balcony	1473mm X 3265mm	51.77 sqft.



Keyplan

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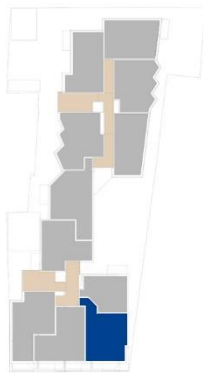


## 2 BEDROOM APARTMENT

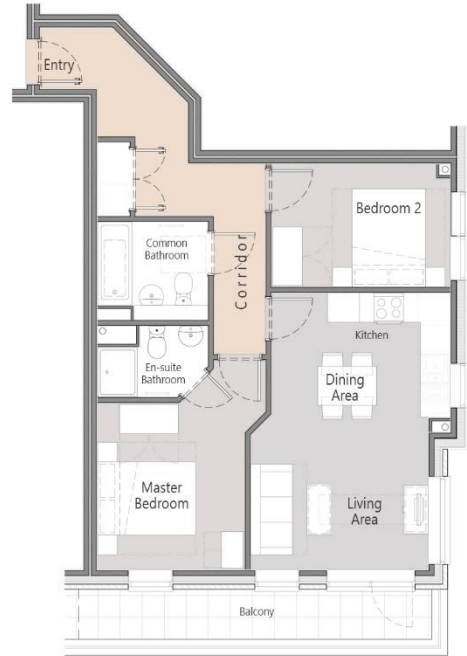
### APARTMENT NO. 13

63.60 sqm. / 684.59 sqft.

Living Area	3658mm X 3138mm	123.56 sqft.
Dining & Kitchen	3683mm X 2551mm	101.13 sqft.
Master Bedroom	3043mm X 3439mm	112.64 sqft.
Bedroom 2	3683mm X 2543mm	100.81 sqft.
En-suite Bathroom	2293mm X 1475mm	36.41 sqft.
Common Bathroom	2293mm X 2025mm	49.98 sqft.
Balcony	7206mm X 1023mm	79.35 sqft.



High Street  
Keyplan

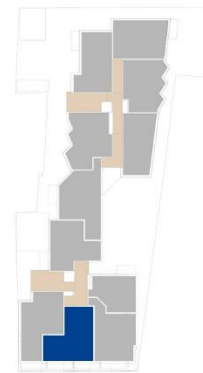


## 2 BEDROOM APARTMENT

### APARTMENT NO. 14

64.40 sqm. / 693.20 sqft.

Living Area	2881mm X 3439mm	106.65 sqft.
Dining & Kitchen	3831mm X 3999mm	164.91 sqft.
Master Bedroom	3243mm X 2939mm	102.59 sqft.
Bedroom 2	2525mm X 3339mm	90.75 sqft.
En-suite Bathroom	2293mm X 1493mm	36.85 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.
Balcony	8438mm X 1023mm	92.92 sqft.



High Street  
Keyplan



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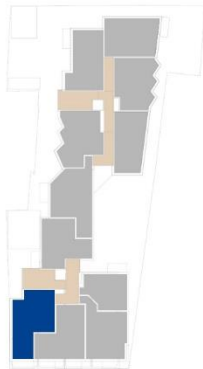


## 2 BEDROOM APARTMENT

### APARTMENT NO. 15

68.30 sqm. / 735.18 sqft.

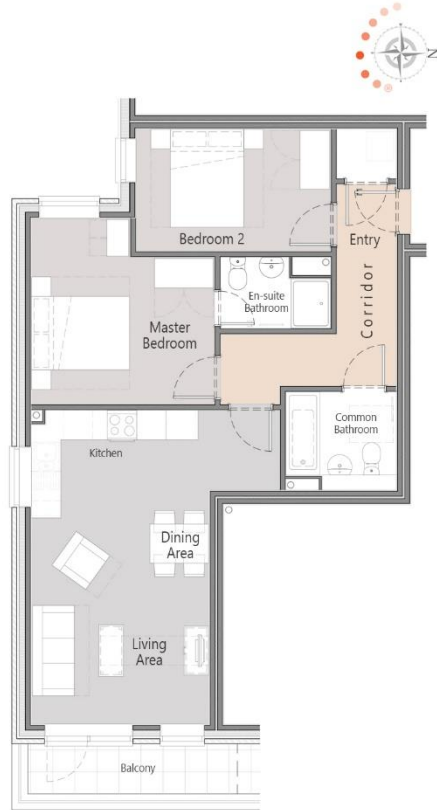
Living & Dining	3675mm X 4236mm	167.57 sqft.
Kitchen	3425mm X 2213mm	84.59 sqft.
Master Bedroom	3775mm X 3835mm	155.83 sqft.
Bedroom 2	4000mm X 2533mm	109.06 sqft.
En-suite Bathroom	2275mm X 1475mm	36.12 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.
Balcony	4281mm X 1023mm	47.14 sqft.



High Street

Keyplan

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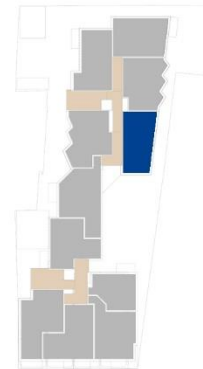


## 2 BEDROOM APARTMENT

### APARTMENT NO. 19 / 30

56.60 sqm. / 609.24 sqft.

Living & Dining	2050mm X 4324mm	95.41 sqft.
Kitchen	2616mm X 4324mm	121.76 sqft.
Master Bedroom	2945mm X 3468mm	109.94 sqft.
Bedroom 2	3226mm X 2775mm	96.36 sqft.
En-suite Bathroom	1325mm X 2293mm	32.70 sqft.
Common Bathroom	1543mm X 3043mm	50.54 sqft.
Balcony	3340mm X 4897mm	176.06 sqft.



High Street

Keyplan



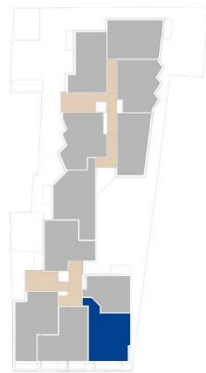


## 2 BEDROOM APARTMENT

### APARTMENT NO. 24 / 35

63.60 sqm. / 684.59 sqft.

Living Area	3658mm X 3138mm	123.56 sqft.
Dining & Kitchen	3683mm X 2551mm	101.13 sqft.
Master Bedroom	3043mm X 3439mm	112.64 sqft.
Bedroom 2	3683mm X 2543mm	100.81 sqft.
En-suite Bathroom	2293mm X 1475mm	36.41 sqft.
Common Bathroom	2293mm X 2025mm	49.98 sqft.
Balcony	4560mm X 1300mm	63.81 sqft.



High Street

Keyplan



## 2 BEDROOM APARTMENT

### APARTMENT NO. 25 / 36

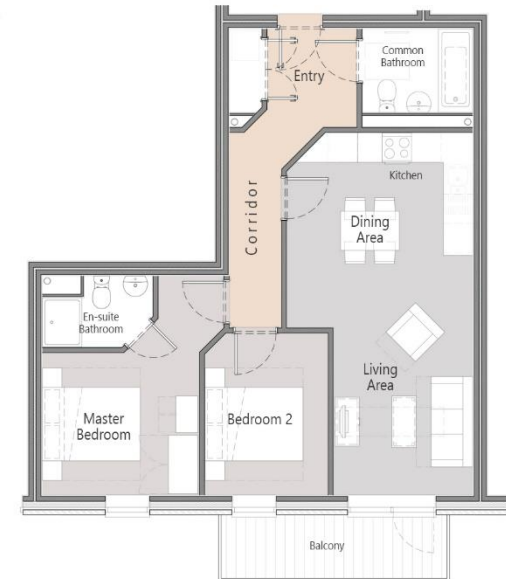
64.40 sqm. / 693.20 sqft.

Living Area	2881mm X 3439mm	106.65 sqft.
Dining & Kitchen	3831mm X 3999mm	164.91 sqft.
Master Bedroom	3243mm X 2939mm	102.59 sqft.
Bedroom 2	2525mm X 3339mm	90.75 sqft.
En-suite Bathroom	2293mm X 1493mm	36.85 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.
Balcony	4615mm X 1300mm	64.58 sqft.



High Street

Keyplan



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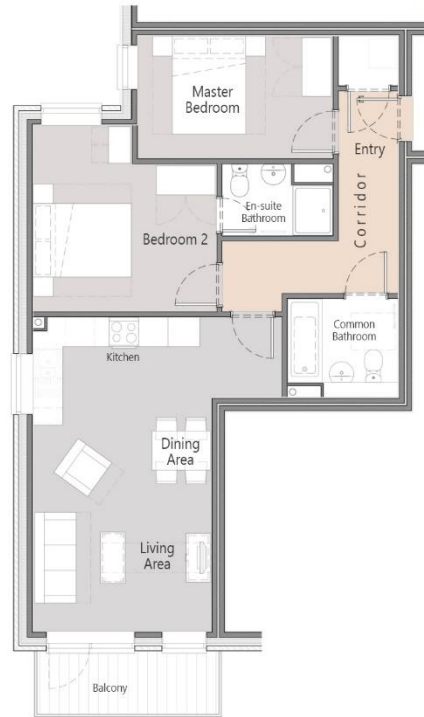


## 2 BEDROOM APARTMENT

### APARTMENT NO. 26 / 37

68.30 sqm. / 735.18 sqft.

Living & Dining	3675mm X 4236mm	167.57 sqft.
Kitchen	3425mm X 2213mm	84.59 sqft.
Master Bedroom	3775mm X 3835mm	155.83 sqft.
Bedroom 2	4000mm X 2533mm	109.06 sqft.
En-suite Bathroom	2275mm X 1475mm	36.12 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.
Balcony	3715mm X 1300mm	51.98 sqft.



High Street  
Keyplan

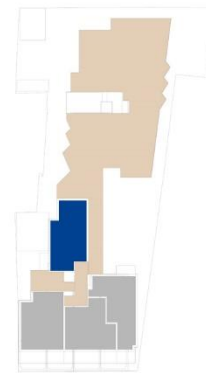
The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layout and locations are indicative only. Speak to your sales consultant for details.

## 2 BEDROOM APARTMENT

### APARTMENT NO. 38

68.60 sqm. / 738.41 sqft.

Living Area	4324mm X 3350mm	155.92 sqft.
Dining & Kitchen	4324mm X 2213mm	103.00 sqft.
Master Bedroom	3024mm X 3500mm	113.93 sqft.
Bedroom 2	2874mm X 3200mm	98.99 sqft.
En-suite Bathroom	1738mm X 2325mm	43.50 sqft.
Common Bathroom	2275mm X 2025mm	49.59 sqft.
Balcony	1444mm X 3019mm	46.92 sqft.



High Street  
Keyplan



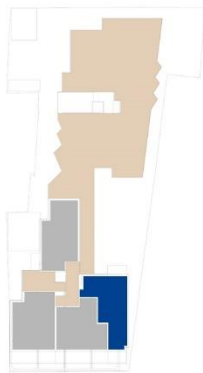


## 2 BEDROOM APARTMENT

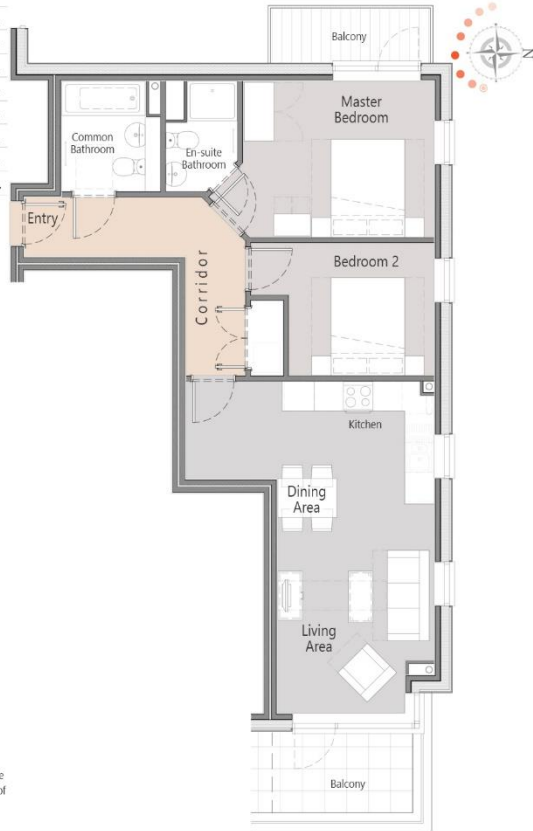
### APARTMENT NO. 39

65.90 sqm. / 709.35 sqft.

Living & Dining	3246mm X 4299mm	150.21 sqft.
Kitchen	3125mm X 2500mm	84.09 sqft.
Master Bedroom	3935mm X 3225mm	136.60 sqft.
Bedroom 2	2998mm X 2725mm	87.94 sqft.
En-suite Bathroom	1475mm X 2288mm	36.33 sqft.
Common Bathroom	2043mm X 2288mm	50.32 sqft.
Balcony Bedroom	3265mm X 1124mm	39.50 sqft.
Balcony Living	1617mm X 2869mm	49.94 sqft.



High Street  
Keyplan

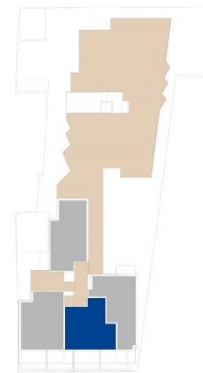


## 2 BEDROOM APARTMENT

### APARTMENT NO. 40

66.20 sqm. / 712.58 sqft.

Living Area	3143mm X 4538mm	153.53 sqft.
Dining & Kitchen	3030mm X 3130mm	102.08 sqft.
Master Bedroom	3160mm X 3838mm	130.55 sqft.
Bedroom 2	2525mm X 4500mm	122.31 sqft.
En-suite Bathroom	2293mm X 1475mm	36.41 sqft.
Common Bathroom	2293mm X 2043mm	50.43 sqft.
Balcony	9318mm X 1636mm	164.09 sqft.



High Street  
Keyplan



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layout and locations are indicative only. Speak to your sales consultant for details.



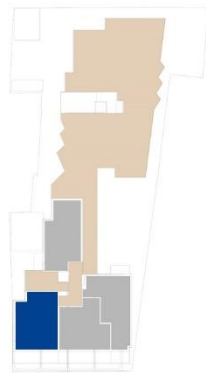


## 2 BEDROOM APARTMENT

**APARTMENT NO. 41**

71.50 sqm. / 769.63 sqft.

Living Area	3870mm X 4424mm	184.29 sqft.
Dining & Kitchen	3630mm X 2674mm	104.48 sqft.
Master Bedroom	3775mm X 3025mm	122.92 sqft.
Bedroom 2	4013mm X 2533mm	109.42 sqft.
En-suite Bathroom	2275mm X 1475mm	36.12 sqft.
Common Bathroom	2293mm X 2025mm	49.98 sqft.
Balcony	7613mm X 1636mm	134.06 sqft.



High Street

Keyplan



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layout and locations are indicative only. Speak to your sales consultant for details.





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