



**Industrial Park: Purfleet**

**Monthly £9,250**

## RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 904389**

To let we have this purpose built industrial unit on the Purfleet Industrial Estate. The site has immediate access to the A13 and great access to the M25 (2.3 miles by car). The unit is available in 2 lots.

## DETAILS

To let we have this purpose built industrial unit on the Purfleet Industrial Estate. The site has immediate access to the A13 and great access to the M25 (2.3 miles by car).

The property comprises a steel portal frame with corrugated sheet cladding to the walls and roof. The unit is fitted with a concrete floor and 2 roller shutter doors with an added pedestrian doors. The unit has 9 meter eave heights.

The total area of the unit is 16,203 square feet (36.2m x 41.6m).

The total yard to the front and side of the unit measures approximately 15,770 square feet and is contained with palisade fencing and gates.

The Purfleet Industrial Estate is located immediately next to the A13 and within 2.3 miles by car of the M25. The site is also only 3.5 miles by car from the Dartford crossing.

### **SIZE**

The building can be let in two lots:

Lot 1: 13,810 square feet | **Â£9,250 per month + VAT**

*Additional yard space - Aprox 9,133 square feet*

Lot 2 (Whole Building): 16,203 square feet | **Â£10,000 per month + VAT**

*Additional yard space - Aprox 15,770 square feet*

Please note that the blue edged plan is Lot 1 and the red edged plan is lot 2.

### **SERVICES**

We understand that mains water and electricity are connected.

### **SERVICE CHARGE**

The tenant will be responsible for a service charge in relation to the building.

### **INSURANCE**

The tenant will be responsible for payment of the buildings insurance and their own contents insurance.

### **LOCAL AUTHORITY**

Thurrock District Council

### **NON-DOMESTIC RATES**

The rateable value of the building is Â£125,000 per annum.

### **TERMS**

The building is offered to let on a full repairing and insuring lease on terms to be agreed with the Landlord.

### **EPC**

The building as a EPC Rating of C

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building

regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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