

FOR SALE

Industrial/Warehouse Unit

6,175 sq. ft. (573.66 m²)

UNIT 3 ROMEO BUSINESS CENTRE

Purfleet Industrial Park, Juliet Way, Purfleet, Essex RM15 4YD

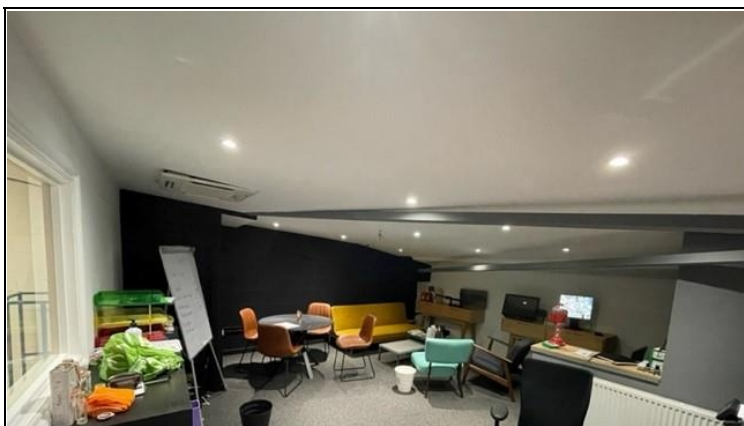
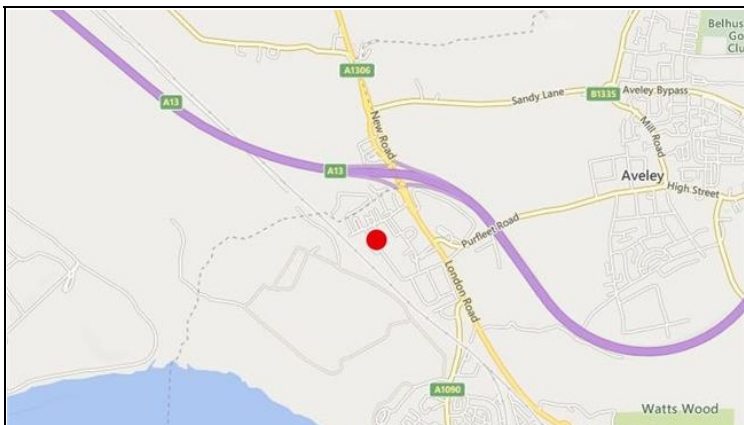


- 6 metre eaves height
- Ancillary office accommodation
- Roller shutter loading door
- 4 x 20ft shipping containers

- Gas supply
- 10 allocated car parking spaces
- 3 Phase power
- AC throughout offices

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The unit is situated on Juliet Way which forms part of the popular Purfleet Industrial Park located on the southern side of London Road close to its junction with the A13 which in turn provides access into London to the west and to the M25 to the east at Junction 31.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel frame construction. Internally, the unit is configured to provide predominantly open warehouse house accommodation and showroom at ground floor level. The first floor provides good quality office accommodation which benefits from AC throughout. There is additional storage by way of a free standing mezzanine. Externally, the unit provides a good sized loading/parking area which has recently been gated to provide additional security. The unit further benefits from 4 x 20ft shipping containers.

ACCOMMODATION

Ground Floor:	3,729 sq. ft. (346.43 m ²)
First Floor Office:	972 sq. ft. (90.30 m ²)
Mezzanine:	1,474 sq. ft. (136.93 m ²)
Total:	6,175 sq. ft. (573.66 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available for sale on a freehold basis with vacant possession.

PRICE

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via joint/sole agents:

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