

TO LET

Open Storage Yard

2.14 Acres (0.87 Hectares)

FORMER TENNANTS DISTRIBUTION SITE,

Botany Way, Purfleet, Essex RM19 1SR

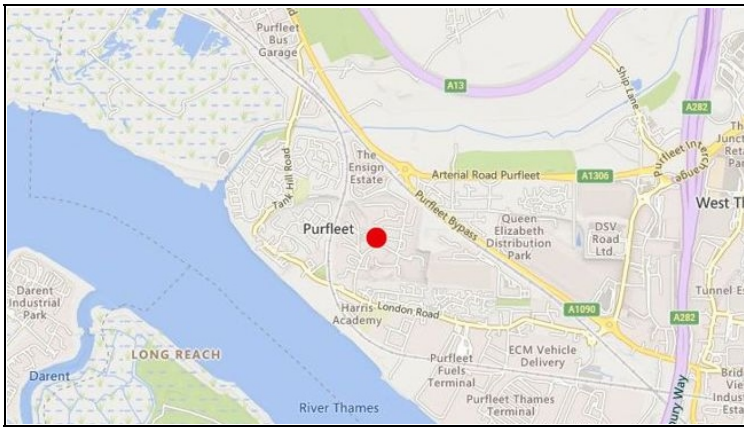


- Self-contained site
- Close proximity to Purfleet Railway station
- Mains power and water supplies

- Close proximity to A13 and M25
- Concrete hardstanding
- Flexible lease term

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PROPERTY CONSULTANTS

01708 766733
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LOCATION

The property is located on the west side of Botany Way within the Botany Way industrial area. The site is in close proximity to its junction with London Road and Purfleet Railway station. The site also benefits from excellent road links to the A13 to the west and Junction 30/31 of the M25 to the east.

DESCRIPTION

The property comprises an irregular shaped site laid to hardstanding. The site widens at the centre and then narrows towards the rear. The site is gated at its entrance from Botany Way and is fenced around the perimeter. The surface of the yard is laid to concrete hardstanding.

ACCOMMODATION

Total: 2.14 Acres (0.87 Hectares)

The above site area is approximate and has been measured using Promap digital mapping.

TENURE

The property is available by way of a new full repairing and insuring lease for a maximum term of five years with a rolling mutual option to break on 6 months' notice from lease commencement.

RENT

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

We are advised that the property is exempt from requiring an EPC.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Ben Collins

Tel: 01708 766733 / 07740 565222

Email: ben.collins@kemsley.com

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: kieran.conlan@kemsley.com

Taylor Phillips

Tel: 01708 766733 / 07538 156411

Email: taylor.phillips@kemsley.com

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