BRANCH ASSOCIATES
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www.branchassociates.co.uk

FOR SALE/TO LET

MID-TERRACE UNIT WITH OFFICES AND MEZZANINE APPROX. 8503 SQ FT (789.9 SQ M) *RENT & PRICE REDUCED*

Price: £1,150,000
Rent: £70,000 Per Annum

Dolphin Point
9 Dolphin Way
Purfleet-On-Thames
Essex
RM19 1NR

- Close J30/31 M25
- These particulars are awaiting our client's approval
- 3-phase power
- Mains gas
- Ground floor reception & first floor office
- CAT 2 lighting

DOLPHIN POINT, 9 DOLPHIN WAY, PURFLEET-ON-THAMES, ESSEX, RM19 1NR

Location
The unit forms part of a modern development approx. 0.5 miles from Junction 31 of the M25, which links with Junction 30 and the A13. Lakeside Shopping Centre is approx.1.5 miles distant. Chafford Hundred Train Station is approx. 2 miles away, providing a service to London (Fenchurch Street) in approx. 33 minutes.

The Property
A modern mid-terraced unit, the ground floor of which provides warehouse/production space with gas centrally heated reception area, ground and first floor WCs and first floor office. In addition there is a mezzanine floor, which can stay be altered or removed.

The offices feature suspended ceilings with CAT 2 lighting, double glazing, and carpeting throughout. The warehouse amenities include a slide over loading door, fluorescent lighting and 3-phase power.

Externally, there is car parking to the front.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouse	4,531	420.93
First floor offices	763	70.88
Mezzanine	3,209	298.12
TOTAL	**8,503**	**789.93**

Terms
The property is available either to let on a Full Repairing and Insuring Lease for a term to be agreed incorporating periodic static or upward only rent reviews or Freehold For Sale with vacant possession.

Figures
To be let at £70,000pax or freehold for sale at £1.15m, subject to contract.

Costs
A service charge is payable for communal costs, further details of which are available on request.

VAT
It is understood that the property is elected for VAT.

Legal Costs
Each party is responsible for the payment of its own costs.

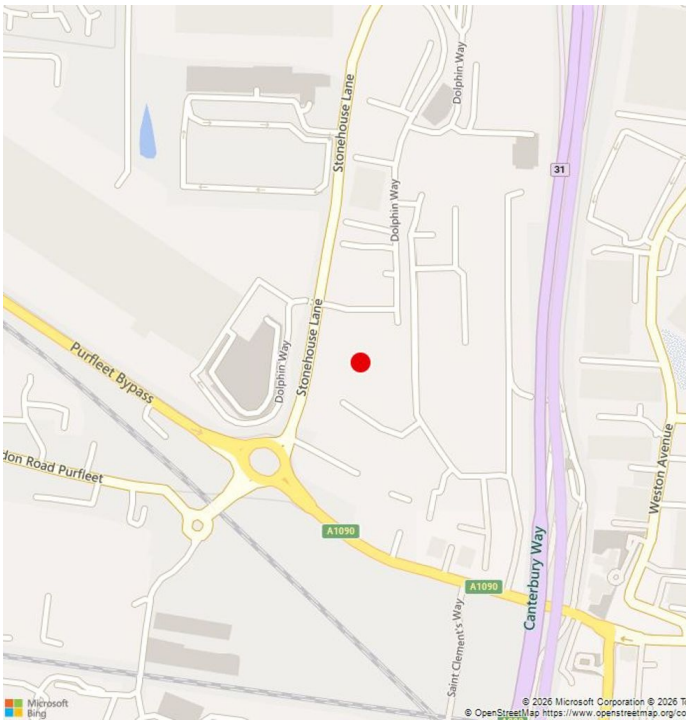
Energy Performance Certificate (EPC)
The EPC rating is E101 expiring 24th May 2032.

Anti Money Laundering
All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk

Or our joint agent Daniel Wink on 01268 540771 or via email
d.wink@glenny.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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