BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

FOR SALE/TO LET

DETACHED WAREHOUSE APPROX 15,765 SQ FT (1465 SQ M) WITH OPEN SIDED UNIT APPROX 3,657 SQ FT (339.8 SQ M) AND TWO STOREY OFFICE APPROX 3,220 SQ FT (299.2 SQ M) ON A SITE OF APPROX 1.1 ACRES (0.44 HECTARE) *RENT REDUCED*

Price: £3,750,000
Rent: £275,000 Per Annum

Beacon Hill Industrial Estate
Botany Way
Purfleet-On-Thames
Essex
RM19 1SR

- Rarely available self-contained complex
- Main unit has 6 loading doors & approx 5.5m eaves
- Detached unit with 6 loading doors & 4.5m eaves
- 3-phase & gas
- Large yard
- Two storey offices & welfare facilities

BEACON HILL INDUSTRIAL ESTATE, BOTANY WAY, PURFLEET-ON-THAMES, ESSEX, RM19 1SR

Location
Botany Way links with the Arterial Road (A1306) within close proximity of its intersection with the A13 in which, in turn links with Junction 31 of the M25, a short distance to the East. Purfleet Railway Station is close by providing a service to London (Fenchurch Street) in approximately 28 minutes.

The Property
A detached warehouse with 6 loading doors and an eaves height of approx 5.5m, opening onto a large yard.

Also included is an open sided unit with 6 loading doors and a detached two storey office with welfare facilities.

The yard is tarmaced and includes drainage.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Main unit	15,765	1,464.57
Two storey office	3,220	299.14
Open sided unit	3,657	339.74
Yard	27,031	2,511.18
TOTAL	**48,063**	**4,465.05**

Terms
To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

A lease with option to purchase is available.

Alternatively, freehold for sale with vacant possession.

Figures
£275,000 pax.
Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the rent). VAT is payable.

£3.75m freehold.

VAT
VAT is payable in addition.

Legal Costs
The tenant is responsible for the landlord's reasonable legal costs.

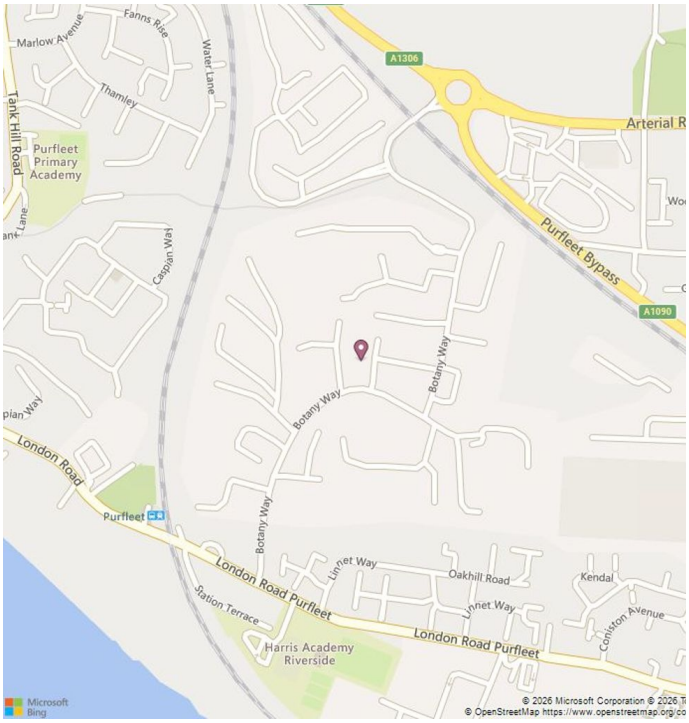
Energy Performance Certificate (EPC)
There are various EPC Certificates with ratings C51-52, expiring 2034 and 2033.

Business Rates
There are various assessments online so interested parties are advised to satisfy themselves in this respect by visiting the Gov.Uk website.

Anti Money Laundering
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page 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



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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