SURFACE PURFLEET

Warehouse with Substantial Yard - To Let

27,746 sq ft (2,577 sq m) on 1.3 acres

Available Q3 2026

UNIT 32-33, Kerry Avenue,
Purfleet Industrial Park, Purfleet, RM15 4YE

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The property benefits from excellent access via the A13 which in turn provides direct links to Central London to the west and the M25 via Junction 30 to the east.

By Road	Distance*
A13 dual carriageway	0.5 mile
A1090	1.1 miles
A282	2.5 miles
M25 motorway	3 miles
M11 motorway	18.7 miles
M20 motorway	18 miles
M1 motorway	42.8 miles
By Rail	**Distance***
Purfleet Station	1.4 miles

Airports	Distance*
London City Airport	11.8 miles
Stansted Airport	36.3 miles
Gatwick Airport	38.8 miles
Heathrow Airport	59.6 miles

*Distances are approximate. Source: Google maps.



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Specification

The property comprises a detached, modern warehouse unit with a minimum eaves height of 6 metres. The building is of steel portal frame construction and is externally clad in profiled steel cladding.

Plot	Sq ft	Sq m
Main Warehouse*	15,798	1,467
Grd Fl Front Office	2,918	271
1st Fl Front Office	2,273	211
Rear Office	1,056	98
Total	**22,045**	**2,048**
Warehouse 2*	4,348	403
Warehouse 3*	1,353	125
Combined Total	**27,746**	**2,577**
Total Site Area	**1.3 acres**	

*Warehouse buildings illustrated as removed, subject to tenant requirement.



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The property benefits from a self-contained gated yard laid to concrete hard standing. Loading is provided via two level access doors. There is an additional area of yard to the south of the building which accommodates two smaller temporary warehouse structures, providing further storage.

The property is situated on Kerry Avenue and forms part of the wider Purfleet Industrial Park, accessed via Juliette Way.

6m eaves height

2 level access loading doors

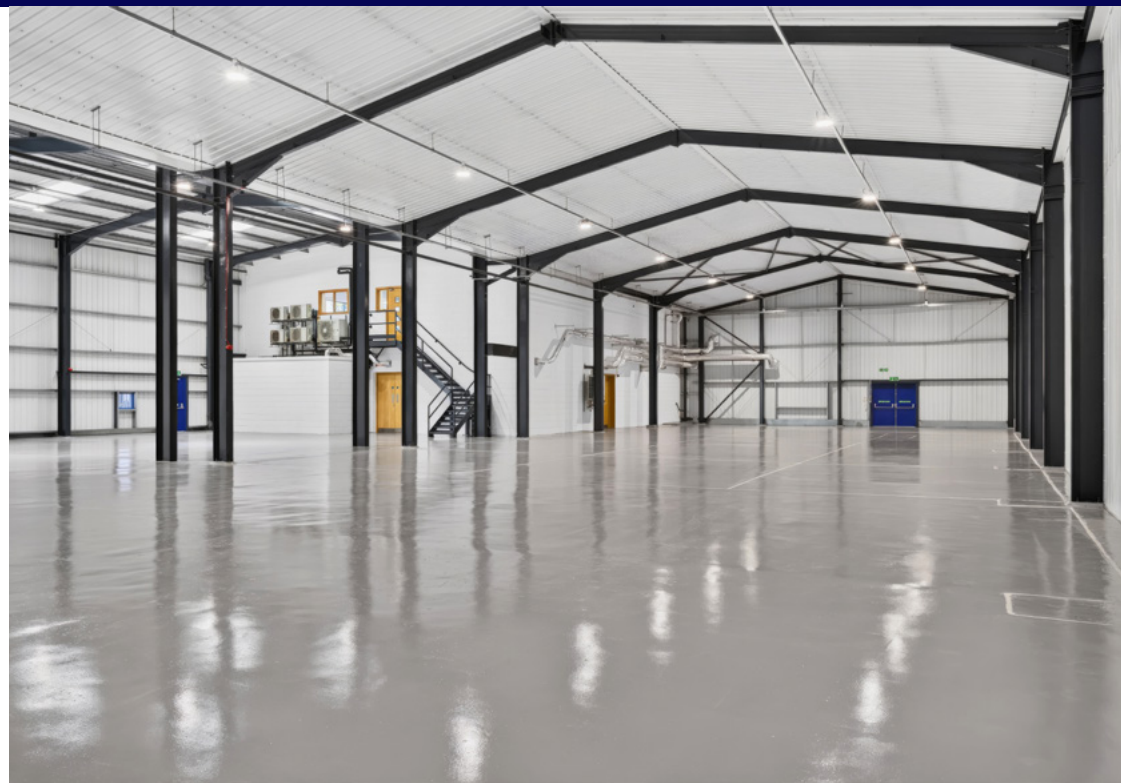
16 additional car parking spaces

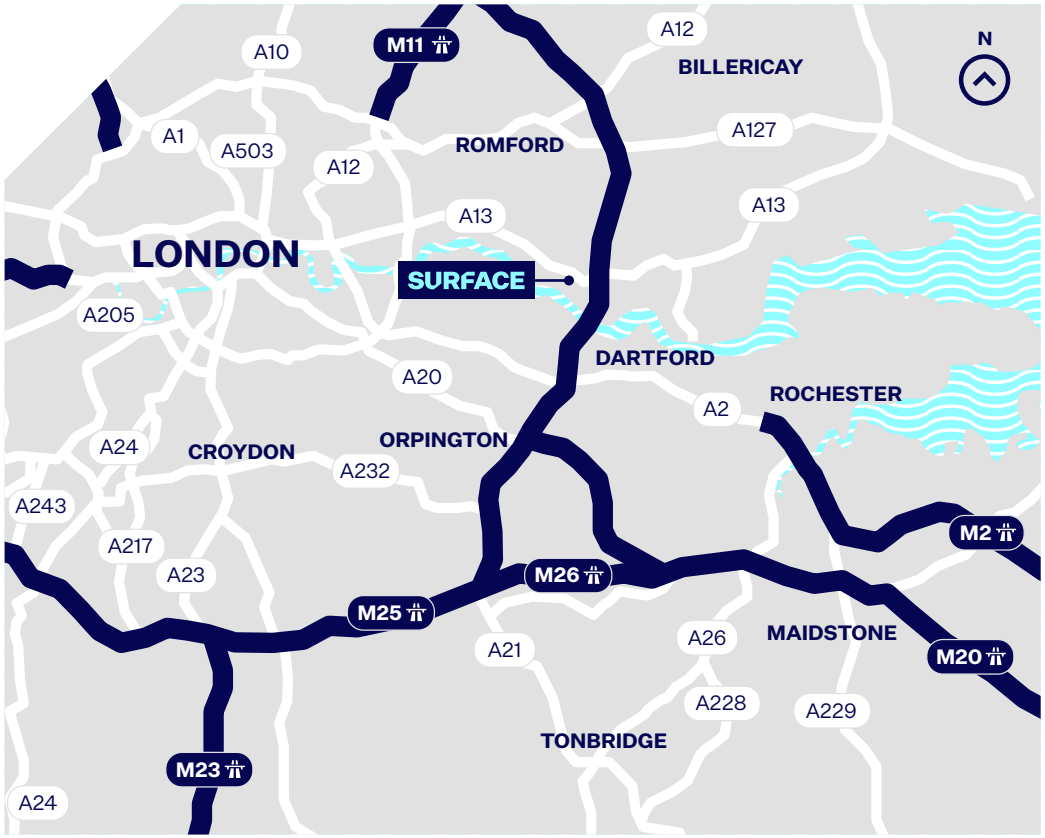
71 kVA & LED lighting

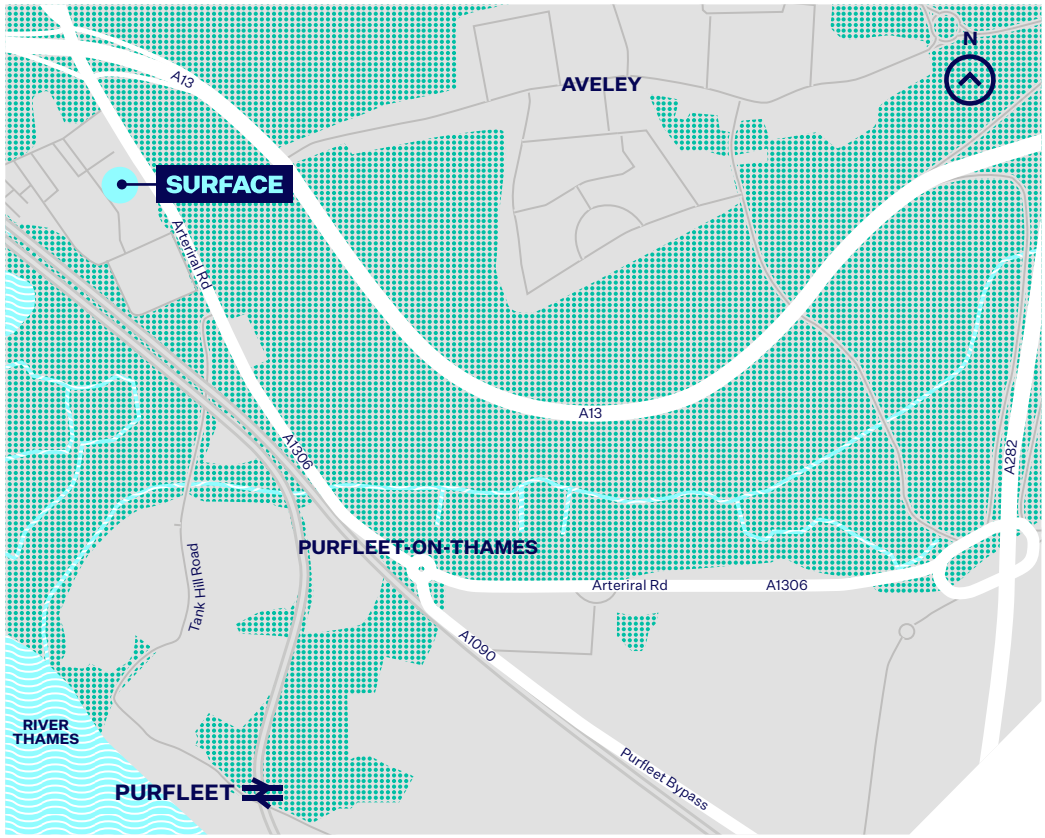
Extensive self contained yard

Ancillary office & welfare facilities









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EPC

EPC rating of A.

Accommodation

1.3 acres (27,746 sq ft)

Tenure

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Interested parties are advised to make their own enquiries.

Rateable Value

Online assessment of £153,000. Applicants are advised to verify with Thurrock Council/Valuation Office.

Contact

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