

TO LET

Warehouse / Industrial Unit with Mezzanine

7,824 sq. ft. (727 m²)

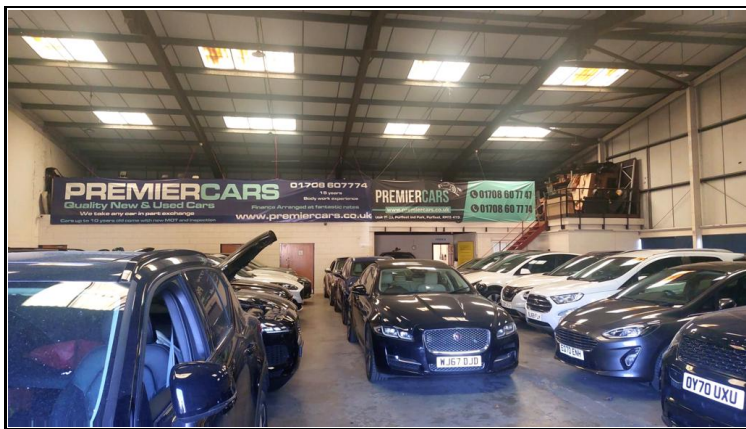
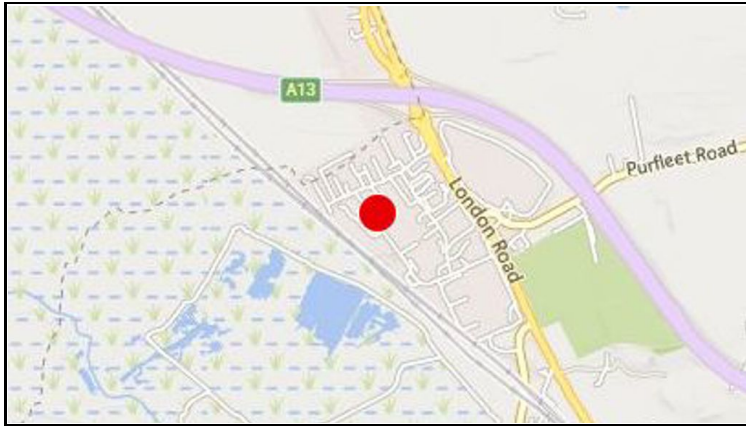
UNIT A, 23-29 JULIETTE WAY,
Purfleet, RM15 4YD



- Good clear internal height
- Ancillary offices, WCs and kitchenette
- Forecourt parking and loading
- Electric roller shutter loading door
- Mezzanine storage
- Established industrial location

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated on Juliette Way, Purfleet, within an established industrial and trade location providing convenient access to the A13, which in turn links with the M25 and wider national motorway network. Purfleet railway station is also within reasonable proximity, providing services into London and surrounding areas.

DESCRIPTION

The property comprises a single-storey industrial / warehouse unit with ancillary offices, WCs and kitchenette facilities to the rear, together with additional storage by way of a mezzanine. The unit is of steel portal frame construction with cavity brickwork elevations beneath a mono-pitch metal profile roof. Specification includes an electric roller shutter loading door, concrete floor, LED lighting, gas-fired heating and double glazed metal framed windows. Eaves height ranges from approximately 5.91 metres to 7.79 metres. Externally, the property benefits from forecourt parking / loading.

ACCOMMODATION

Ground Floor:	6,609 sq. ft. (614 m ²)
Mezzanine:	1,215 sq. ft. (113 m ²)
Total:	7,824 sq. ft. (727 m²)

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

TENURE

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

RENT

£95,000 per annum exclusive.

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 with Thurrock Council.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: kieran.conlan@kemsley.com

Sophy Moffat

Tel: 01245 342046

Email: sophy.moffat@kemsley.com

Ref: AR5024/KC 04.26



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.