

TO LET

Open Storage Yard (site to be cleared)

1.73 Acres (0.7 Hectares)

MILEHAMS INDUSTRIAL ESTATE

Tank Hill Road, Purfleet, RM19 1SX

- Concrete hard standing
- Ancillary two-storey office building
- Gated and fenced to the perimeter
- All mains services
- Ancillary warehouse/workshop
- Excellent road links

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property is located on the eastern side of Tank Hill Road, close to its junction with Arterial Road, which in turn provides excellent road links via the A13. The site is located approximately 3 miles from Junction 30 of the M25, providing direct access to the national motorway network. Purfleet railway station is approximately 1 mile from the property, providing regular Mainline rail services (C2C) between Southend and London Fenchurch Street.

DESCRIPTION

The property comprises a broadly triangular shaped yard laid to concrete hard standing. There is a two-storey ancillary office block at the entrance to the site, with a further detached warehouse/workshop which will remain. The majority of the site is currently covered with a further four detached warehouse units which our client intends to demolish in order to provide a cleared open storage yard (see indicative CGI image).

The site benefits from mains power, water and gas supplies and is gated and fenced to the perimeter.

ACCOMMODATION

Total Site Area: 1.73 Acres (0.7 Hectares)

The above site areas are approximate and have been provided by our client using Promap digital mapping.

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

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 of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

To be provided.

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:

Ben Collins

Tel: 01708 759887 / 07740 565222

Email: ben.collins@kemsley.com

Kieran Conlan

Tel: 01708 963442 / 07969 743810

Email: kieran.conlan@kemsley.com

Ref: AR5031/BC 05.26



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Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU