TO LET

Industrial / Warehouse Unit

2,507 sq. ft. (233 m²)

UNIT 4, BEACON HILL INDUSTRIAL ESTATE,

Botany Way, Purfleet, RM19 1SR



- **Recently refurbished**
- **Level access loading door**
- **5 allocated parking spaces**
- **Maximum clear internal height 6.2m**
- **3-Phase power**
- **Secured and gated site**

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
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Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU







LOCATION
The property is located on Botany Way and benefits from being approximately 1 mile east of the A13. The A13 provides a major arterial route into Central London to the west. It also links directly to Junction 30 of the M25, 1 mile to the east, providing quick access to the UK motorway network.

DESCRIPTION
Unit 4 comprises of a mid-terrace refurbished warehouse with single roller shutter door, open-plan warehouse and office area at ground and first floor level. The site benefits from a security barrier at the entrance of the estate.

ACCOMMODATION

Ground Floor:	2,147 sq. ft. (199 m²)
First Floor Offices:	360 sq. ft. (33 m²)
Total:	**2,507 sq. ft. (233 m²)**

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

TENURE
The property is available 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
An EPC has been commissioned at Band C.

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

CONTACT
Strictly by appointment via joint agents:

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