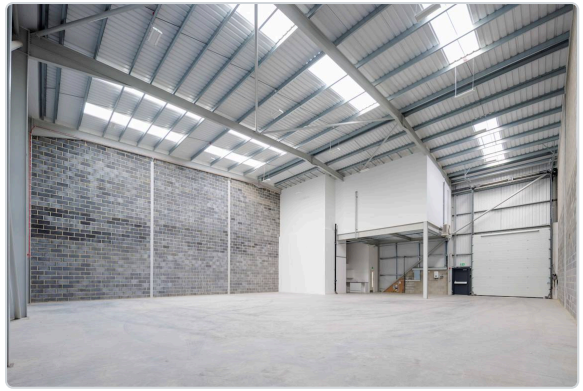
Purfleet Trade Parc

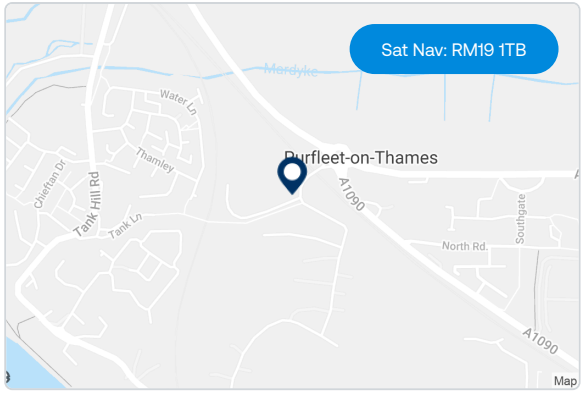
Botany Way, Essex, Purfleet, RM19 1TB

Warehouse | 5,056 - 6,750 ft²

- Fitted air conditioned office
- 8m to underside of haunch
- PV panels & Electricity 40-55 Kva
- Ground floor slab loading 37.5kN/m²
- CCTV and secure site
- Electric roller shutter door







Description

Purfleet Trade Parc is a Grade A multi-unit trade park / Industrial estate constructed in 2022. The units are constructed to the latest specification and the development provides PV panels generating renewable energy and is EV ready.

Externally, the units have their own dedicated loading and parking area. The units have newly refurbed office spaces. Unit 2 comprises a 4,162 sq ft warehouse plus first floor office of 894 sq ft; unit 4 a 5,660 sq ft warehouse plus first floor office of 1,090 sq ft and unit 5 a 5,279 sq ft warehouse, first floor office of 1,015 sq ft, plus a private secure side yard of 4,900 sq ft in addition to parking/ loading to the front of the unit.

Location

Purfleet benefits from excellent road communications with Junction 31 of the M25 Motorway situated 1 mile (1.6 km) to the east of the property, offering access to the national motorway network to the north and to the south via the Queen Elizabeth II Bridge (A282). The A13, 0.5 miles (0.8 km) to the north, is a major trunk road providing quick access to Central London 18 miles (30 km) west, and east to the M25, Thurrock and Tilbury.

Further information

EPC
Unit 1: A, Unit 2: A, Unit 3: A, Unit 4: A, Unit 5: A,

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2	Warehouse	5,056	Immediately
Unit 4	Warehouse	6,750	Immediately
Unit 5	Warehouse	6,294	Immediately
Unit 5 Yard	Parking	4,900	Immediately
Total		23,000	

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