Derrick Wade Waters

To Let



Unit 37 Purfleet Industrial Park

Juliette Way, Purfleet, RM15 4YD

Industrial / Warehouse with secure yards

32,628 sq ft
(3,031.24 sq m)

- Excellent eaves height of 9.1m rising to 16.7m at the ridge
- 2 loading doors to the front and 1 at the rear of the property
- Yard to the side and rear of the property
- Office and staff welfare facilities provided within modular building

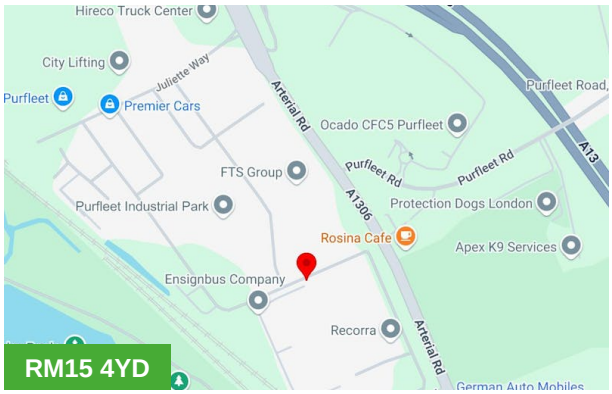
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Summary

Available Size	32,628 sq ft
Rent	£265,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £162,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	Details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B







Description

The Property comprises an end-of-terrace industrial/warehouse unit of steel frame construction under a steel trussed roof. The elevations are mainly steel clad and benefits from two loading doors. There is parking to the front and loading provisions/yards to both the side and rear of the property. There is also a single loading door at the rear of the property.

The property benefits from excellent eaves height of 9.1m. To one side of the property are a number of modular buildings which provide office and staff welfare facilities. The remaining space is clear span making it ideal for warehouse use.

Location

The property is situated off of Juliette Way which is on the southern side of Arterial Road (A1306) adjacent to the A13. The property is c.2.7 miles to the west of Junctions 30/31 of the M25. It is c.16 miles east of London and c.1.5 miles from Purfleet railway station which provides a service to London (Fenchurch Street) in approximately 28 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	32,628	3,031.24

Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES
• Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
• Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
• VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
• Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
• Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
• Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
• Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE
"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 13/06/2025