

Mileway

Botany Way, Purfleet, RM19 1TB

Ensign Industrial Estate

Available To Let
Class 1 Outdoor Storage
Plots from 1,700 sq ft - 75,920 sq ft (1.74 acres)



Ensign Industrial Estate



Mix of concrete and tarmac surface



Class 1 open storage site



Available as a whole or can be split



Secure and palisade fenced



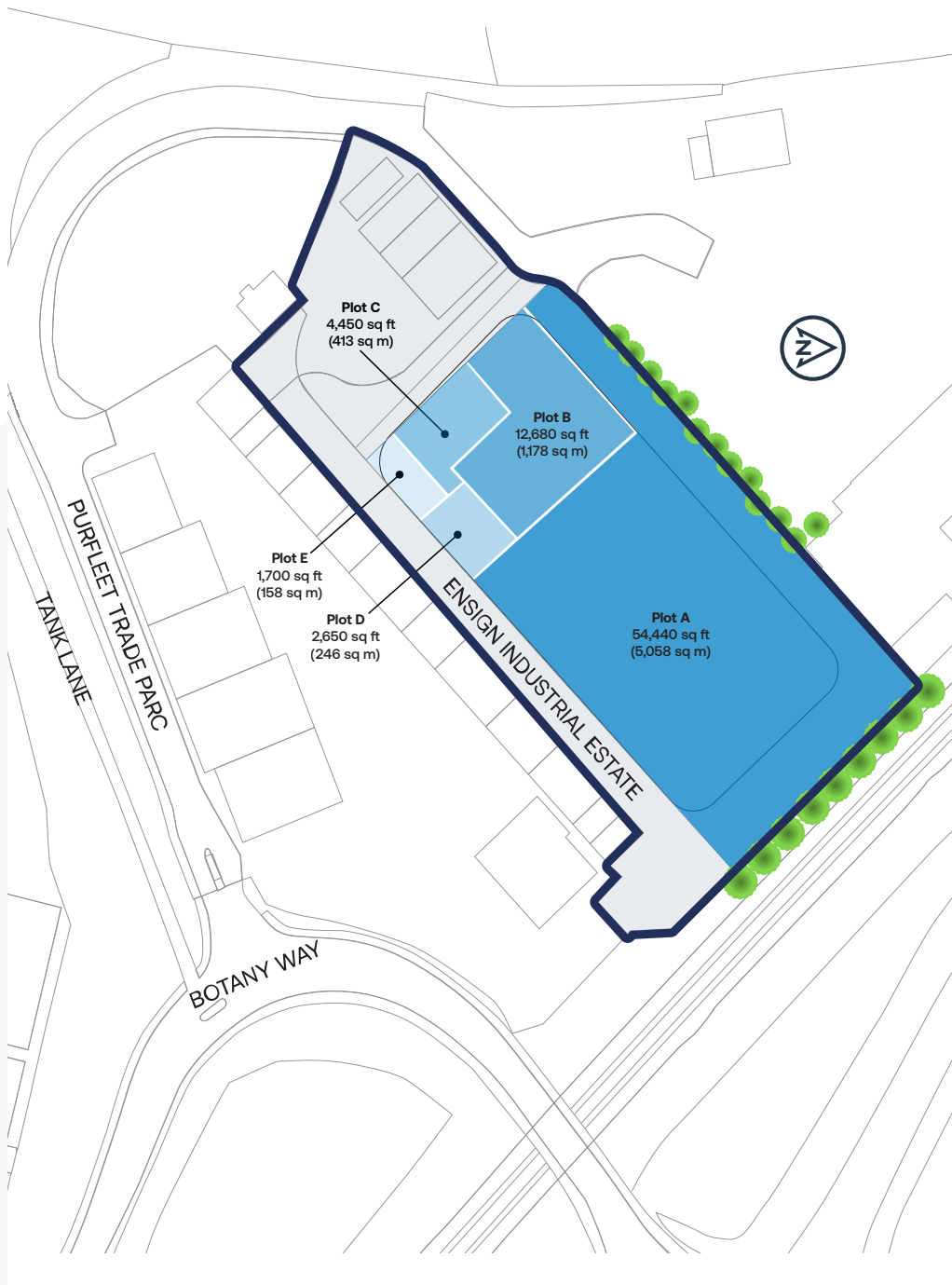
Excellent access to arterial road network (M25 and A13)

Available To Let
Class 1 Outdoor Storage
Plots from 1,700 sq ft - 75,920 sq ft (1.74 acres)

This property offers a Class 1 open storage site featuring a combination of concrete and tarmac surface, enclosed within palisade fencing. Individual plots start from 1,700 sq ft, with the option to lease the entire yard space spanning 1.74 acres.

Ensign Industrial Estate 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).

Site Plan



Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot A	54,440	5,058	1.24
Plot B	12,680	1,178	0.29
Plot C	4,450	413	0.10
Plot D	2,650	246	0.06
Plot E	1,700	158	0.03
TOTAL	75,920	7,053	1.74



Ensign Industrial Estate

Rent

Price on application.

EPC

Exempt.

Service Charge

The incoming tenant will be responsible for payment of a proportion of the cost of the maintenance and upkeep of the estate.

VAT

Rent is subject to VAT.

Legal Costs

Each party to bear their own legal costs.

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Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Rates

Occupiers are invited to make their own enquiries. Contact Thurrock Council for more information.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Location

Ensign Industrial Estate is in close proximity to the A13, just 0.5 miles (0.8 km) to the north, which is a major trunk road providing quick access to Central London 18 miles (30 km) to the west, and east to the M25, Thurrock and Tilbury.

Viewing / Further Information



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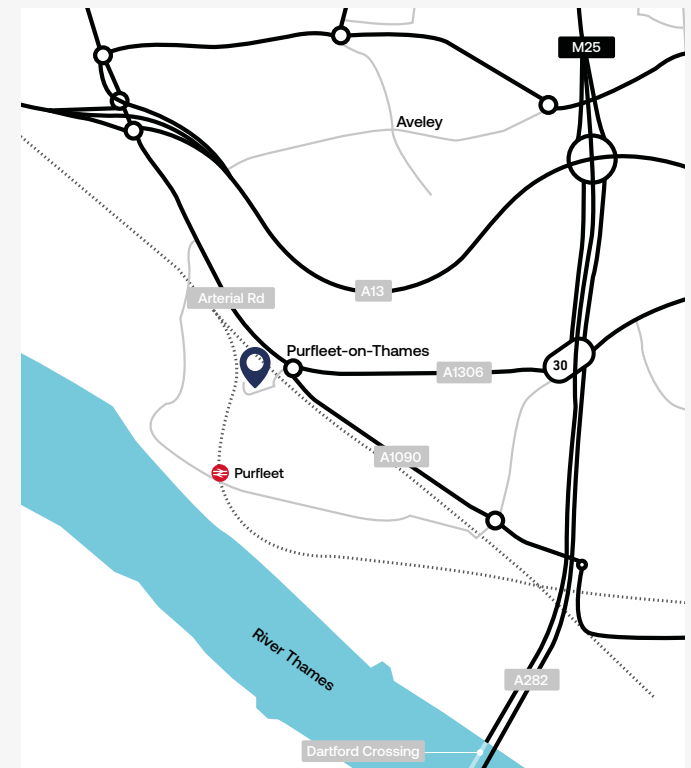
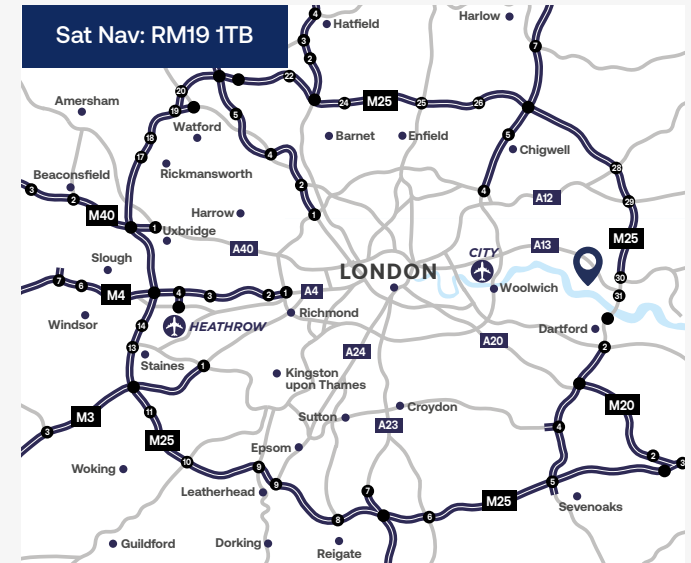


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