

**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
<b>TOTAL</b>	<b>75,920</b>	<b>7,053</b>	<b>1.74</b>



# 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.

Ensign Industrial Estate, Purfleet, RM19 1TB

## 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



Daniel Harness  
T 07887 058 676  
daniel@harwinproperty.co.uk

Daniel Robson  
T 07901 688 983  
daniel.robson@harwinproperty.co.uk



Archie Dupree  
T 07393 259 922  
archie.dupree@carterjonas.co.uk

Andrew Smith  
T 07919 326 085  
andrew.smith@carterjonas.co.uk

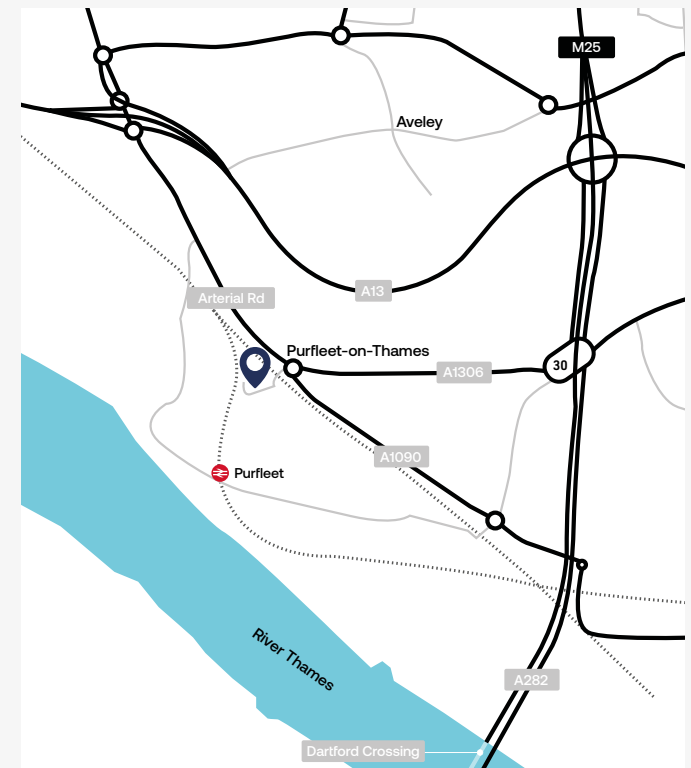
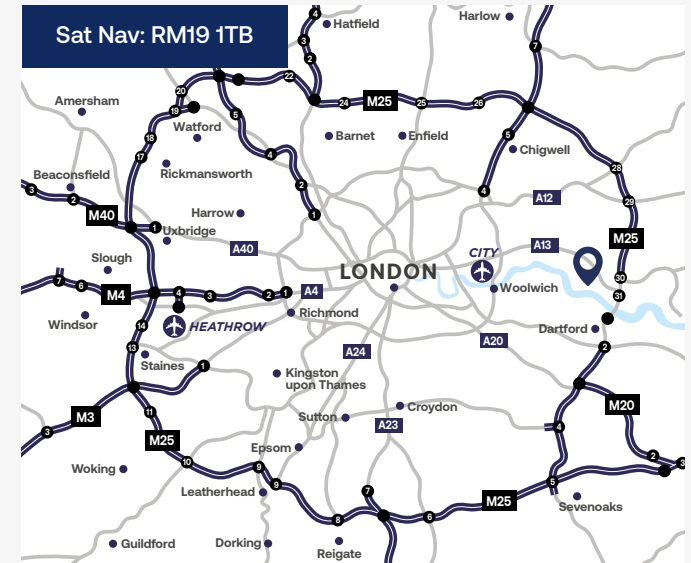


Thomas Erxleben  
T 07710 966 234  
tom.erxleben@cushwake.com

Chris Knight  
T 07872 822 528  
chris.c.knight@cushwake.com

## Mileway

James Chasen  
T 0203 991 3516  
SouthEast@mileway.com



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as 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) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. February 2024.