

Mileway

Ensign Industrial Estate- Office Purfleet

Available to Let
Office
2,197 sq ft (204 sq m)



To be refurbished



Forecourt parking spaces



Good access to M25 and A13



CCTV and secure site



Meeting room and private office



Kitchen and toilet facilities



Ensign Industrial Estate- Office

Botany Way, Essex Purfleet RM19 1TB



Description

A 2-storey fitted office with accommodation spread across both floors. The ground floor comprises of an open plan office with vaulted ceiling and separate office suite to the rear of the building.

There are also kitchen and toilet facilities on the ground floor. The first-floor office/meeting room is open plan and overlooks the rear of the estate. Externally, the office benefits from forecourt parking spaces.

Ground Floor 1,569 sq. ft. / 145.8 sq. m.
First Floor 628 sq. ft. / 58.3 sq. m.

Location

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). 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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
James Chasen
southeast@mileway.com
0203 991 3516

Cushman & Wakefield
Thomas Erxleben
Tom.Erxleben@cushwake.com
07710 966 234

VAT

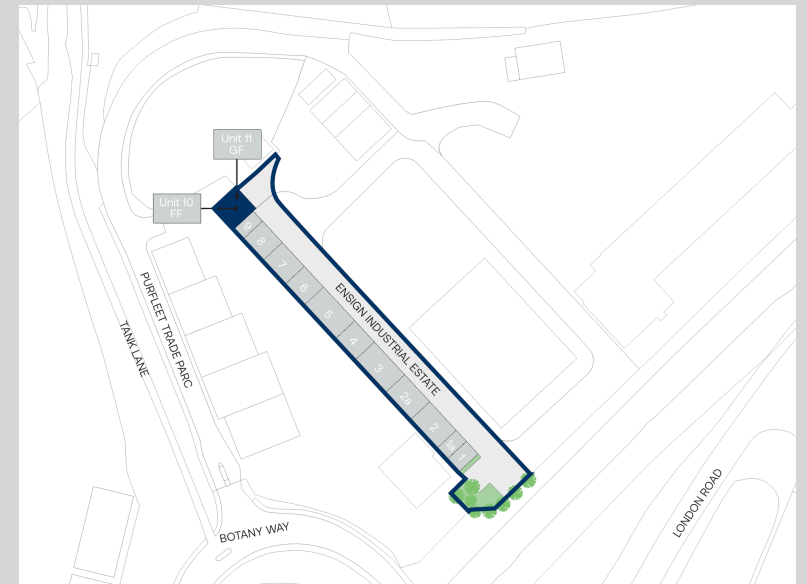
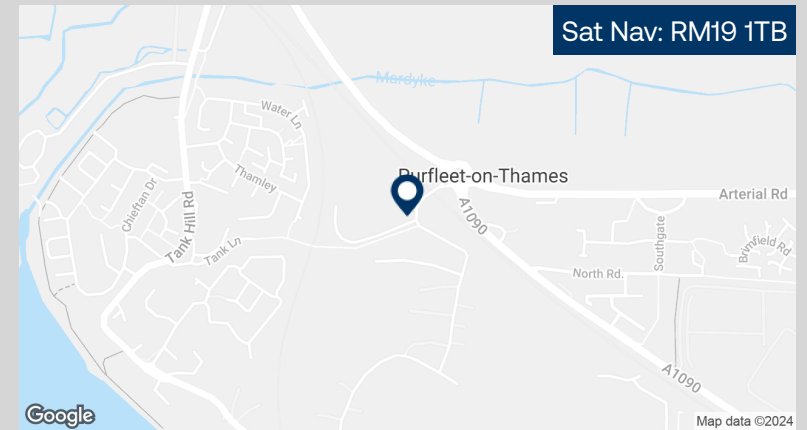
VAT will be payable where applicable.

Legal Costs

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

Harwin Property Consultants
Daniel Harness
daniel@harwinproperty.co.uk
07887 058676

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



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
C10	Office	2,197	204	Immediately
Total		2,197	204	

Mileway