

Mileway

Ensign Industrial Estate- C Units Purfleet

Available to Let
Warehouse
1,457 - 5,311 sq ft (135 - 493 sq m)

Level loading access door



Forecourt parking spaces



Good access to M25 and A13



CCTV and secure site



Eaves height 6.2m rising to 7.9m



Ensign Industrial Estate- C Units

Botany Way, Essex Purfleet RM19 1TB



Description

The available properties are set within a single terrace of light industrial units built in the early 1990s. The units are of steel portal frame construction with part brick/ block work and part lined profile metal cladding under a single pitch roof incorporating roof lights. Each unit benefits from a single level loading door opening onto a communal loading area.

Unit C4 is due to be refurbished internally and can be combined with unit C5 to provide a total area of 3,651 sq ft. Unit C11 has already been refurbished internally and is available immediately.

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

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.

Viewing / Further Information

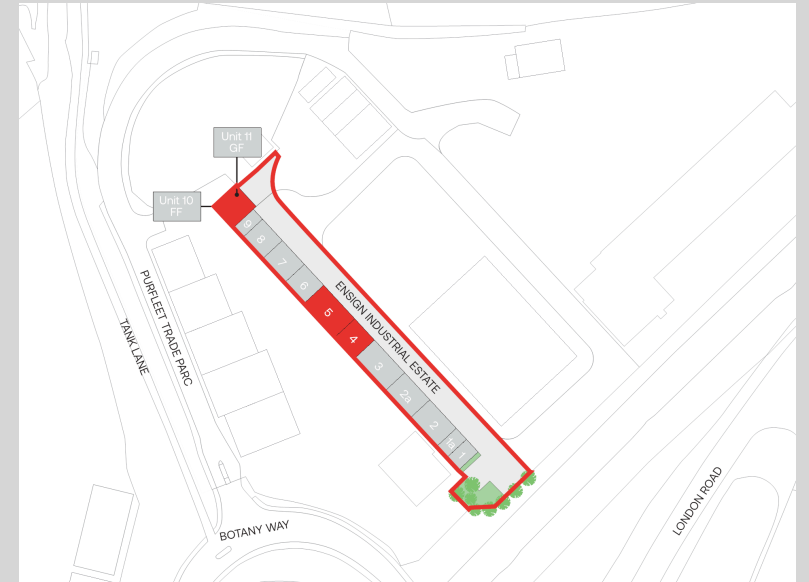
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
C4	Warehouse	1,457	135	31/03/2024
C5	Warehouse	2,194	204	31/03/2024
C11	Warehouse	1,660	154	Immediately
Total		5,311	493	

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