

# HARWIN

Unit 1 Purfleet Trade Parc,  
Botany Way, Purfleet, RM19

Warehouse/Industrial Unit  
3,912 sq ft / 363 sq m

- 8m to underside of haunch
- PV panels & Electricity 40-55 Kva
- Ground floor slab loading 37.5kN/m<sup>2</sup>
- Electric roller shutter door
- Fitted offices with air conditioning
- AVAILABLE IMMEDIATELY



To Let

## LOCATION

Purfleet 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.



## DESCRIPTION

Purfleet Trade Parc is a Grade A multi-unit trade park / Industrial estate constructed in 2022. The units are constructed to the latest specification and the development provides PV panels generating renewable energy and is EV ready.

Externally, the units have their own dedicated loading and parking area. The unit comprises ground space of 3,224 sq ft and first floor space of 688 sq ft.

## ACCOMMODATION

Ground Floor	3,224 sq. ft. / 299.5 sq. m
First Floor	688 sq. ft. / 63.9 sq. m.
Total	3,912 sq. ft. / 363.4 sq. m.



## TERMS

The property is available by way of an assignment of the existing Full Repairing & Insuring Lease, expiring 10th May 2028, with tenant option to break on 11th May 2026.

Alternatively, the property may be available on a sub lease or a New Full Repairing & Insuring Lease direct from the Landlord. Subject to terms.

## PASSING

The current passing rent is £64,170 per annum exclusive.



## SERVICE CHARGE

We are advised there is a Service Charge applicable for maintenance, repair & common services to the estate. Further details upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A

## LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

# HARWIN

Viewings available by appointment



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Details prepared on 01/03/24

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