

HARWIN

Unit 10 Ensign Industrial Estate,
Botany Way, Purfleet,
RM19 1TB

Offices

2,197 sq ft / 204.1 sq m

- To be refurbished
- Meeting room and separate private office
- Kitchen and toilet facilities
- Forecourt parking spaces
- CCTV and secure site
- Good access to M25 and A13



To Let

LOCATION

Purfleet is an established regional industrial area located 19 miles east of Central London and 1 mile south of Junction 30 of the M25, which provides access to the national motorway network, the Dartford Tunnel/QE11 Crossing and also the A13. The Ensign Industrial Estate is on Botany way close to the Lakeside Retail Park.



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.

RENT

Rent on application

ACCOMMODATION

Ground Floor	1,569 sq. ft. / 145.8 sq. m.
First Floor	628 sq. ft. / 58.3 sq. m.
Total	2,197 sq. ft. / 204.1 sq. m.

TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

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.

SERVICE CHARGE

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

BUSINESS RATES

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

LEGAL & PROFESSIONAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

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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.



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Details prepared on 13/07/23

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