

HARWIN

Unit 11a-14 Ensign Industrial
Estate, Botany Way, Purfleet,
RM19 1TB

TO BE REFURBISHED

Industrial Unit with Large Yard
5,833 q ft / 541.90 sq m

- Vehicle Maintenance unit
- 4 Level loading door
- 0.27 acre yard area
- Inspection Pits
- CCTV and secure site
- Good access to M25 & 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

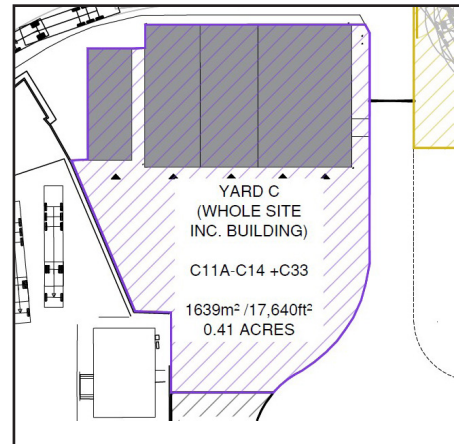
Unit 11a-14 is a detached vehicle maintenance unit which benefits from having 4 level loading doors and 2 vehicle inspection pits. Externally the unit has a large yard area of approximately 0.27 acres, which includes unit 33, a dilapidated detached unit which could be used for external covered storage.

RENT

Rent on application

ACCOMMODATION

Workshop	5,833 sq. ft. / 541.90 sq. m.
Yard	12,057 sq. ft. / 1,120.10 sq. m.



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.

TENURE

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

BUSINESS RATES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 11a - D
Unit 12 - D
Unit 14 - E

LEGAL & PROFESSIONAL COSTS

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

ANTI MONEY LAUNDERING

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



Daniel Harness

07887 058 676

daniel@harwinproperty.co.uk



Daniel Robson

07901 688 983

daniel.robson@harwinproperty.co.uk

Details prepared on 27/04/2023

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