

# HARWIN

Unit 4 Ensign Industrial Estate,  
Botany Way, Purfleet,  
RM19 1TB

Warehouse/Industrial Unit  
1,457 sq ft / 135.36 sq m

- To be refurbished
- Level loading access door
- Forecourt parking spaces
- CCTV and secure site
- Eaves height 6.2m rising to 7.9m
- 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

Unit 4 forms part of a modern estate 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.

The units benefit from good eaves height in addition to open warehouse space.

## RENT

Rent on application

## ACCOMMODATION

Warehouse 1,457 sq. ft. / 135.36 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.



**Daniel Harness**

07887 058 676

daniel@harwinproperty.co.uk



**Daniel Robson**

07901 688 983

daniel.robson@harwinproperty.co.uk

### Details prepared on 27/06/23

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