

# HARWIN

Unit C1A Thurrock Commercial  
Centre, Kerry Avenue, Purfleet  
RM15 4YA

## Warehouse Unit

- 17,250 sq. ft. / 1,602.6 sq. m.
- On-site parking
- Roller shutter door
- 3-phase power
- Max eaves approx. 7.2m
- Available immediately
- Good access to A13 / M25



For Sale/To Let

## LOCATION

The unit forms part of the popular and established Thurrock Commercial centre Kerry Avenue Purfleet Industrial Park, situated on the southern side of Arterial Road (A1306), adjacent the A13.

The estate lies only 2.6 miles to the west of junctions 30/31 of the M25. Strategically located 15.8 miles east of the City, Purfleet Railway Station is within 1.5 miles providing a service to London (Fenchurch Street) in approximately 28 minutes.



## DESCRIPTION

An end terrace unit of steel frame construction with brick/blockwork elevations beneath profile sheet cladding with Steel Truss pitched roof. Internally, there is a mezzanine floor, office, toilet and kitchen. There is also lighting and gas blower heating.

## PRICE

Freehold £3,450,000



## ACCOMODATION

Ground floor warehouse 17,250 sq. ft. / 1,602.6 sq. m.

Plus additional mezzanine storage area



## RENT

To be let on a new full repairing and insuring lease, for a term to be agreed incorporating periodic upward only rent reviews.

£220,000 per annum exclusive



## 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

Any interested parties are advised to contact The London Borough of Barking Business Rates Department, for verification purposes of rates payable for this property, or the Valuation Office web-site [www.voa.gov.uk](http://www.voa.gov.uk)

## LEGAL & PROFESSIONAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The unit is to be reassessed once the refurbishment works have been completed.

## ANTI MONEY LAUNDERING

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



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Details prepared on 07/02/24

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