

# Ensign Industrial Estate- Office Purfleet

Available to Let  
Office  
2,197 sq ft ( 204 sq m )



To be refurbished



Forecourt parking spaces



Good access to M25 and A13



CCTV and secure site



Meeting room and private office



Kitchen and toilet facilities

# Ensign Industrial Estate- Office

Botany Way, Essex Purfleet RM19 1TB



## 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.

Ground Floor 1,569 sq. ft. / 145.8 sq. m.  
First Floor 628 sq. ft. / 58.3 sq. m.

## Location

Ensign industrial estate 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.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**  
**James Chasen**  
southeast@mileway.com  
0203 991 3516

**Cushman & Wakefield**  
**Thomas Erxleben**  
Tom.Erxleben@cushwake.com  
07710 966 234

## VAT

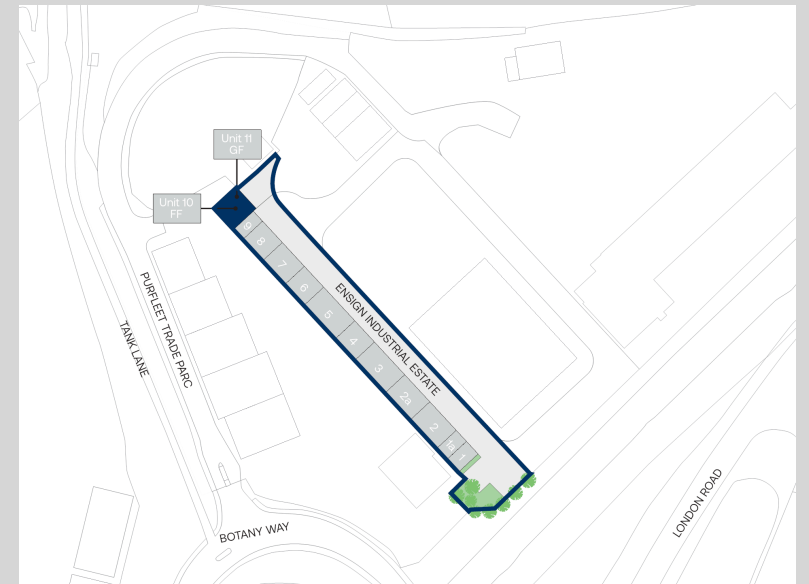
VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**Harwin Property**  
**Daniel Harness**  
daniel@harwinproperty.co.uk  
07887 058676

**Carter Jonas**  
**Archie Dupree**  
archie.dupree@carterjonas.co.uk  
07393 259 922



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
C10	Office	2,197	204	Immediately
Total		2,197	204	

**Mileway**