



## Unit 37 Purfleet Industrial Park

Juliette Way, Purfleet, RM15 4YD

### Industrial / Warehouse with secure yards

**32,628 sq ft**  
(3,031.24 sq m)

- Excellent eaves height of 9.1m rising to 16.7m at the ridge
- 2 loading doors to the front and 1 at the rear of the property
- Yard to the side and rear of the property
- Office and staff welfare facilities provided within modular building

# Unit 37 Purfleet Industrial Park, Juliette Way, Purfleet, RM15 4YD

## Summary

|                |                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 32,628 sq ft                                                                                                                                                                                                                      |
| Rent           | £265,000 per annum                                                                                                                                                                                                                |
| Business Rates | According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £162,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year. |
| Service Charge | £2,851.44 per annum<br>inc vat                                                                                                                                                                                                    |
| VAT            | Applicable                                                                                                                                                                                                                        |
| Legal Fees     | Each party to bear their own costs                                                                                                                                                                                                |
| EPC Rating     | B                                                                                                                                                                                                                                 |

## Description

The Property comprises an end-of-terrace industrial/warehouse unit of steel frame construction under a steel trussed roof. The elevations are mainly steel clad and benefits from two loading doors. There is parking to the front and loading provisions/yards to both the side and rear of the property. There is also a single loading door at the rear of the property.

The property benefits from excellent eaves height of 9.1m. To one side of the property are a number of modular buildings which provide office and staff welfare facilities. The remaining space is clear span making it ideal for warehouse use.

## Location

The property is situated off of Juliette Way which is on the southern side of Arterial Road (A1306) adjacent to the A13. The property is c.2.7 miles to the west of Junctions 30/31 of the M25. It is c.16 miles east of London and c.1.5 miles from Purfleet railway station which provides a service to London (Fenchurch Street) in approximately 28 minutes.

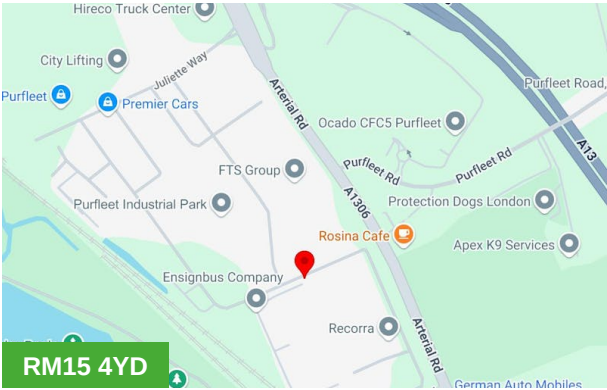
## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft  | sq m     |
|--------|--------|----------|
| Ground | 32,628 | 3,031.24 |

## Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

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