

Units C3, C4 & C5, The Ensign Estate, Botany Way, Purfleet, Essex, RM19 1TB



Three New Industrial/Warehouse Units TO LET

Approx 1400/2100/2665 sq ft (130-247 sq m)

Location

The Ensign Estate lies adjacent Arterial Road (A1306) within close proximity of its intersection with the A13 in which, in turn links with Junction 31 of the M25, a short distance to the East.

The property

Our Client is refurbishing a terrace of three units to provide fully insulated cladding and roofing to an eaves height of approx 6.2m rising to approx 7.9m. Each unit will be provided with a full height insulated electrically operated loading door, toilet and 3-phase power. Mezzanine floors can be provided if required. Demarcated parking will be provided on site. Unit C3 has a small mezzanine floor.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

| | | |
|---------|--|------------|
| Unit C3 | 2665 sq ft | (247 sq m) |
| | (including mezzanine approx 565 sq ft) | |
| Unit C4 | 1400 sq ft | (130 sq m) |
| Unit C5 | 2100 sq ft | (200 sq m) |

The units are available separately or combined.



Terms

To be let on a new full repairing and insuring lease for a term to be agreed. Vat is payable.

Figures

| | | |
|---------|--------------------|------------|
| Unit C3 | £17,250 pax | |
| Unit C4 | £10,500 pax | LET |
| Unit C5 | £16,000 pax | |

Business rates

To be assessed once completed, further details on request.

Legal costs

Each party is to be responsible for payment of their own legal costs.

EPC

Available on completion of the works.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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