

TO LET

Refurbished Unit with Purpose Built Vehicle Mezzanine

**11-19 Thurrock Commercial Centre,
Kerry Avenue, Purfleet-on-Thames RM15 4YG**

QUOTING RENT

Upon application

GROSS INTERNAL AREA

**12,049 sq ft
[1,119.46 sq m]**

IN BRIEF

- » Mezzanine with ramped access
- » 5 x electric roller shutter doors
- » External area of approximately 0.2 acres
- » Adjacent A13 Wennington Interchange

LOCATION

Thurrock Commercial Centre is located within the Purfleet Industrial Park, forming part of a well-established commercial and logistics district in Purfleet-on-Thames. The estate sits on the southwestern side of the Arterial Road (A1306) and lies immediately adjacent to the A13 Wennington Interchange, which provides access to the M25 approximately 2.6 miles to the east via the Mardyke Junction and the City of London approximately 16 miles to the west.

The Port of Tilbury is approximately 8 miles to the southeast and is accessed via the A13.

Purfleet Railway Station is located approximately 1.7 miles to the southeast and provides direct services to London Fenchurch Street with journey times from approximately 29 minutes.

DESCRIPTION

11-19 Thurrock Commercial Centre forms a warehouse unit of steel frame construction with approximately 0.2 acres of external areas surrounding the unit.

The unit has had a bespoke mezzanine installed which spans the majority of the warehouse, and we understand was installed by the previous occupier for vehicle storage/display purposes. The mezzanine is accessed via a vehicle ramp through one of the roller shutter doors and there are two staircases to the mezzanine from either end of the unit. Within the unit is an inset vehicle lift.

To the northwestern end of the unit is office accommodation over ground and first floors, WC facilities and a kitchen.

ACCOMMODATION

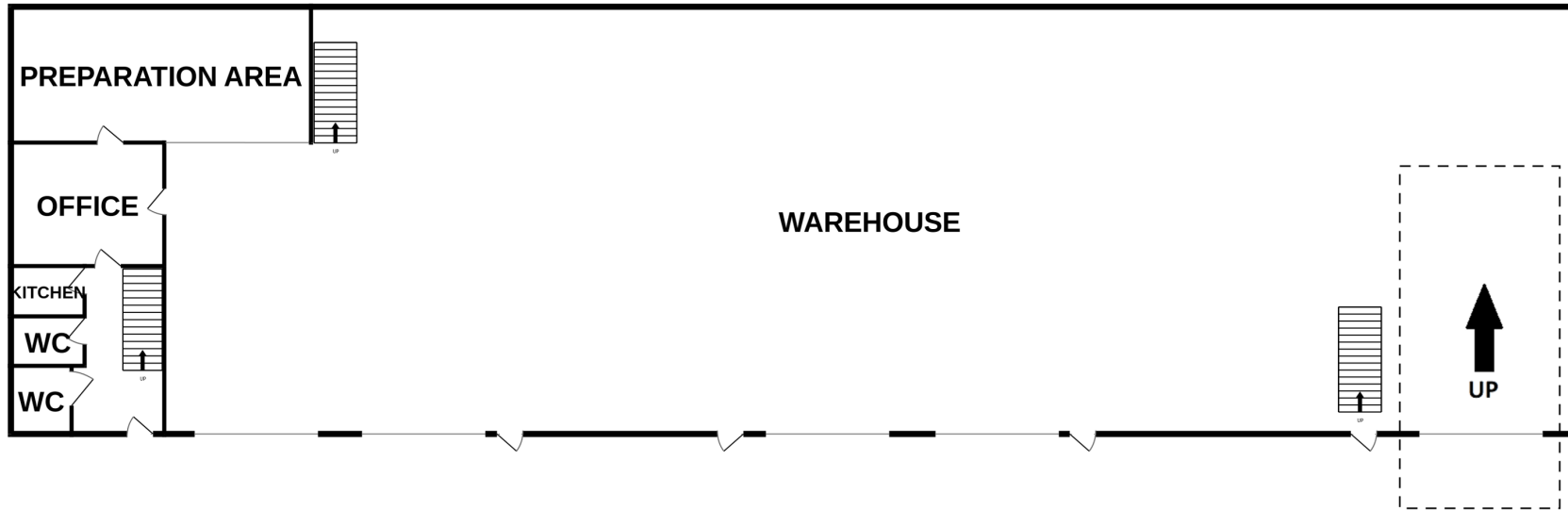
[Approximate Gross Internal Area]

» Ground Floor:	6,135 sq ft	[569.96 sq m]
» First Floor Offices:	751 sq ft	[69.80 sq m]
» Mezzanine:	5,163 sq ft	[479.70 sq m]
» Total:	12,049 sq ft	[1,119.46 sq m]



Indicative Layout Plans - not to scale and for indication purposes only

Ground Floor



First Floor





SERVICES

We understand the property is connected to mains water, drainage, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

SERVICE CHARGE

The estate's standard service charge provisions will apply. Further information is available upon request.

BUSINESS RATES

2026 Rateable Value: £65,500
Approx. Rates Payable (2026/27): £31,440

Interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

C - 72.

VAT

We understand that the property is not elected to VAT.

PLANNING

We understand that the property has long-standing car sales use. Interested parties are advised to make their own enquiries with the local planning authority.

LOCAL AUTHORITY

Thurrock Council
T. 01375 652652

TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent upon application.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant's identity prior to the instruction of solicitors.

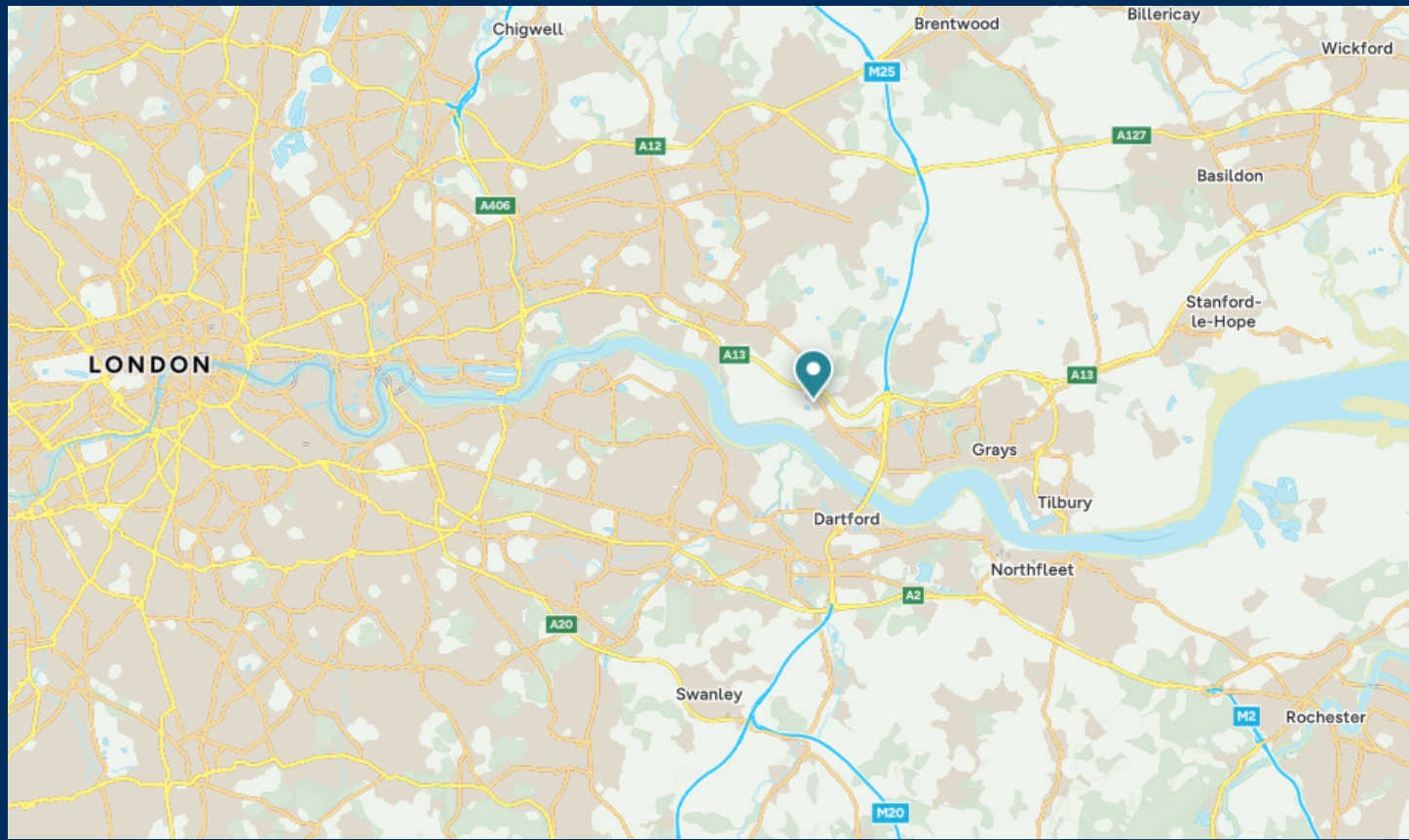
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
Phoenix Place
Christopher Martin Road
Basildon
SS14 3EZ**

**Contact:
John Logan
Email: jdl@fennwright.co.uk**

**Scarlett Small
Email: scarlett.small@fennwright.co.uk**

**fennwright.co.uk
01268 519580**



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Particulars created April 2026

