

Unit 5 Thurrock Commercial Centre, Juliet Way, Purfleet Industrial Park, Purfleet, RM15 4YG



Mid-terrace unit with offices
Approx. 2,402 sq ft (223.2 sq m)

TO LET

- Parking/loading area to front
- New roller shutter loading door
- 3-phase/gas supply
- Central heating
- Offices/kitchen/toilets
- Vacant

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The unit forms part of the popular and established 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 30 minutes.

The property

A mid-terrace unit comprising brick and blockwork elevations with metal sheet cladding to part. Access is via a pedestrian door and newly installed manual roller shutter door.

Internally, there is ground floor ladies/gents toilets and kitchenette. There are two office rooms at ground floor also. At first floor, there is open plan office space and two further director offices. The offices are carpeted, have suspended ceilings with recessed lighting and perimeter trunking. The property benefits from central heating, double glazed windows, three phase power and gas supply.

Externally, there is a brick-paved frontage providing car parking and loading space.

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

| | | |
|--------------|--------------------|-------------------|
| Ground floor | 1,190 sq ft | 110.6 sq m |
| Mezzanine | 1,212 sq ft | 112.6 sq m |
| Total | 2,402 sq ft | 223.2 sq m |

Terms

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

Figures

£30,000 per annum exclusive. All other outgoings payable in addition. Service charge approx. £285 payable every 6 months. Building insurance approx. £1,435 per annum. A rent deposit is required, subject to accounts and references. We are advised VAT is NOT payable on the rent.

Legal costs

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

EPC

The EPC rating is D90, expiring October 2034.

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.

Business Rates

The Rateable Value (2023) is £12,500, meaning some parties may qualify for Small Business Rate Relief. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696 or: jb@branchassociates.co.uk



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