



**1 ROCHEHALL WAY  
PURDEYS  
INDUSTRIAL ESTATE  
ROCHFORD  
ESSEX, SS4 1JU**

**TO LET  
Available Now  
From 25,000 sq. ft  
(2,322 sq. m)  
to  
170,000 sq. ft  
(15,515 sq. m)**



# ACCOMMODATION

	Sq. ft	Sq. M
Warehouse	149,328	13,873
Offices	10,363	962
Ancillary	4,494	418
Compressor House	797	74
Canopies	2,017	187
<b>Total</b>	<b>166,999</b>	<b>15,515</b>



## FEATURES

- Former engineering works.
- Established industrial area adjacent to London Southend Airport.
- Extensive yard and car parking area - suitable for 45ft HGVs.
- Robust power capacity.
- 5.5m eaves height. 7m ridge height.
- Site area - 5.86 acres. 2.37 hectares.
- 24 hour access.
- 4 service entrances - 6m (w) x 5.5m (h).
- c. 75 car parking spaces.



# LEASE

## Terms

The property is available by way of a new lease on terms to be agreed. Our client welcomes size requirements from 25,000 sq. ft and can conduct subdivision works.

## Planning

We recommend that interested parties make enquiries with Rochford District Council's planning department to ensure that any proposed use is in accordance with current planning policy.

## Rent on Application

## Business Rates

The property appears on the 2023 rating list as Factory and Premises with an adopted Rateable Value of £725,000. Interested parties are advised to confirm any rating liability directly with the local authority.

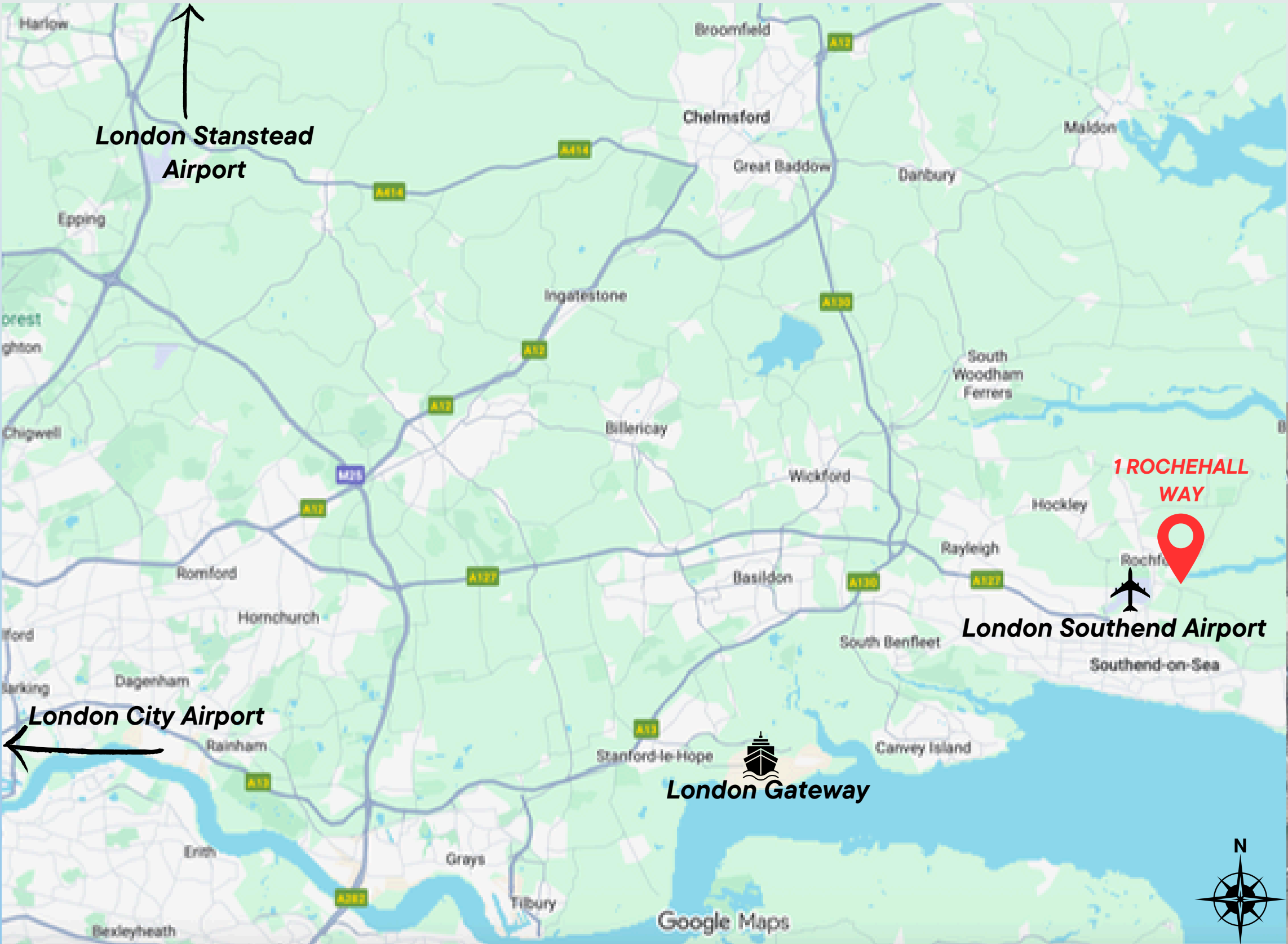
## Energy Performance Certificate (EPC)

A new EPC will be provided. The building previously had an EPC rating of C-71.





# LOCATION



Purdeys Industrial Estate is located on the southern outskirts of Rochford Town Centre and offers great communication links with good access to the A127, with further links to the M25 and the national motorway network. The estate also provides good access to the nearby Southend Airport and mainline train services are available at Rochford (Southend Victoria to London Liverpool Street line).



# CONNECTIVITY



## Ports

London Gateway	19 miles	31 mins
Tilbury	23 miles	26 mins
Felixstowe	69 miles	94 mins
Southampton	135 miles	2 hrs 30 mins
Immingham Dock	208 miles	3 hrs 49 mins
Liverpool Port	247 miles	4 hrs 31 mins



## Roads

A127	2.2 miles	7 mins
A13	10 miles	23 mins
M25	21 miles	34 mins



## Airports

Southend Airport	1.8 miles	6 mins
Stanstead Airport	49 miles	63 mins
Heathrow Airport	77 miles	93 mins
London City Airport	37 miles	70 mins



## Rail Freight

DRIFT	114 miles	2 hrs 10 mins
HAMS HALL	147 miles	2hrs 43 mins
BIFT	153 miles	2 hrs 51 mins





# CONTACT

All viewings strictly by appointment and arranged through joint agents.

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