

FOR SALE

Warehouse with Mezzanine and External Areas

Units 17-19, Thurrock Commercial Centre,
Kerry Avenue, Purfleet-on-Thames RM15 4YG

GUIDE PRICE

£850,000

NOT ELECTED TO VAT

GROSS INTERNAL AREA

4,387 sq ft

[407.56 sq m]

IN BRIEF

- » **Prominent corner location**
- » **Generous external areas**
- » **2 x electric roller shutter doors**
- » **Adjacent A13 Wennington Interchange**
- » **Suitable for variety of uses (STPP)**

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

Units 17-19 Thurrock Commercial Centre forms the end of a terrace of warehouse units with approximately 0.12 acres of surfaced external yard and parking areas surrounding the unit.

Internally is a warehouse area incorporating an inset vehicle lift along with a prep bay. Office accommodation is over the ground and first floors, along with a kitchen and WC facilities. The unit benefits from a part mezzanine floor which we understand was installed by the previous occupier for vehicle storage/display purposes.

Please note that the unit has not yet been split from the neighbouring units and the Vendor will undertake the division works upon agreeing terms.

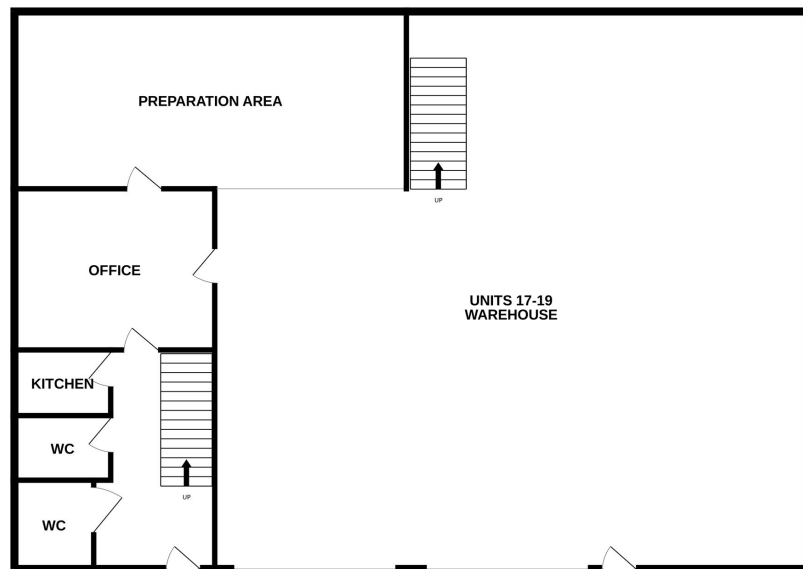
SERVICES

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.

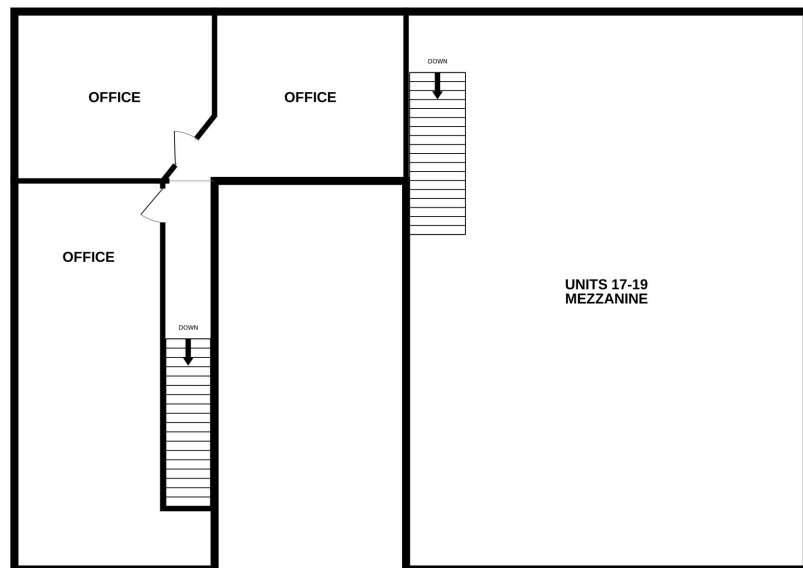


Indicative Layout Plan - not to scale and for indication purposes only

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

[Approximate Gross Internal Areas]

» Ground Floor	2,389 sq ft	[221.94 sq m]
» First Floor Offices	751 sq ft	[69.77 sq m]
» Mezzanine	1,247 sq ft	[115.85 sq m]
» Total:	4,387 sq ft	[407.56 sq m]

BUSINESS RATES

The unit will require reassessment for business rates upon being split. Interested parties are to rely on their own independent enquiries.

ENERGY PERFORMANCE CERTIFICATE

C - 72.

SERVICE CHARGE

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

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.

VAT

We understand that the property is not elected to VAT.

TITLE

Freehold under title number: EX365338. The title will need to be split upon sale.

TERMS

Units 17-19 Thurrock Commercial Centre is for sale by private treaty at a guide price of £850,000.

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 verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to Solicitors being instructed. An administration fee is payable, and further details are available upon request.

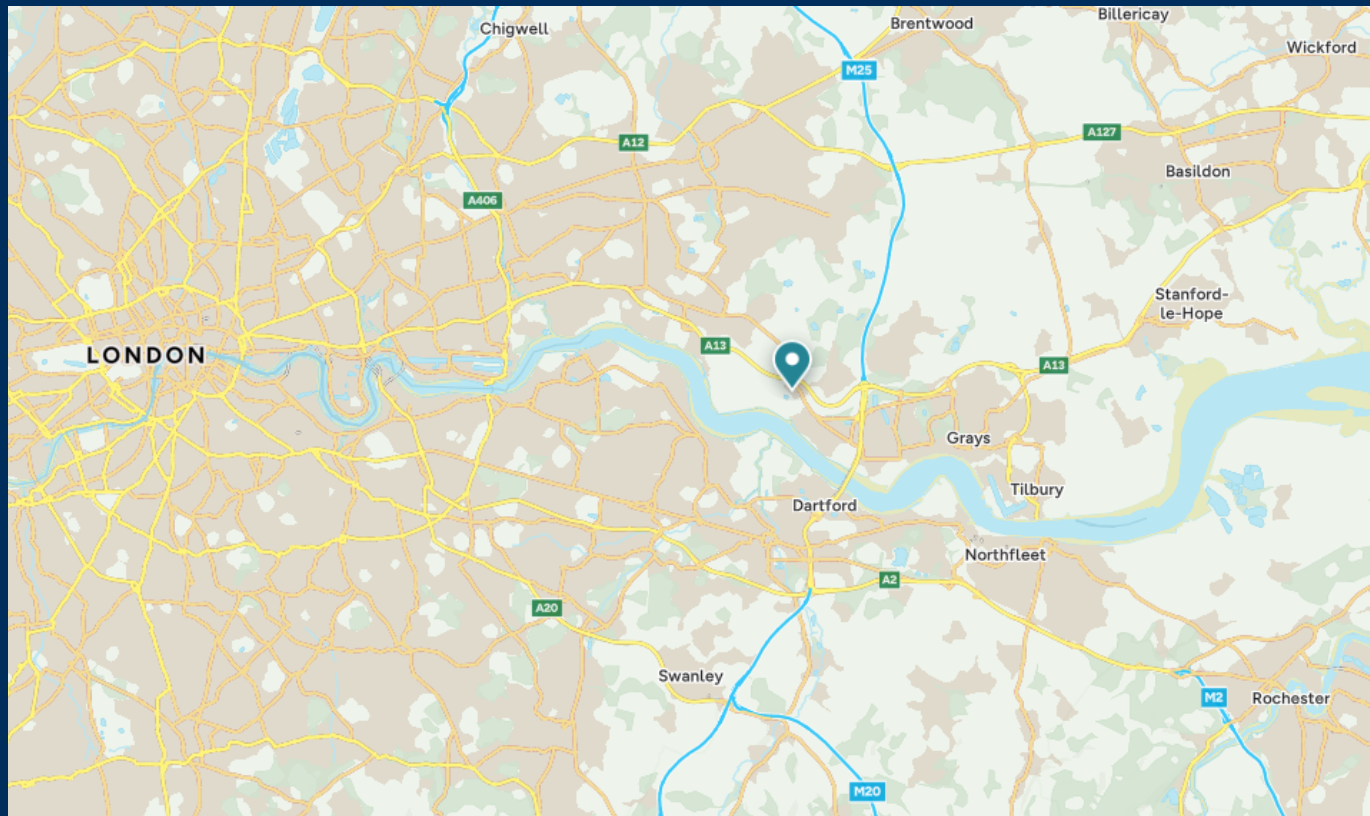
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VIA SOLE LETTING AGENTS:**

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Particulars created 7th August 2026

