

UNIT C1A THURROCK COMMERCIAL CENTRE

KERRY AVENUE, PURFLEET, RM15 4YA

FOREST
REAL ESTATE

TO LET / FOR SALE

17,250 SQ FT

Refurbished Open Plan Industrial Warehouse

Key Features

- Newly Refurbished
- Roller Shutter Door
- On Site Forecourt Parking
- Good Access To A13 / M25
- Minimum Eaves Height 9.2m
- 3 Phase Power
- End Of Terrace
- Short Drive Of Purfleet Railway Station

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Description

The property is an end-terrace unit constructed with a robust steel frame and features durable brick and blockwork elevations beneath profile sheet cladding.

It boasts a Steel Truss pitched roof, ensuring structural integrity and durability. Inside, the unit offers a well-designed mezzanine floor, an office space, a kitchen and WC.

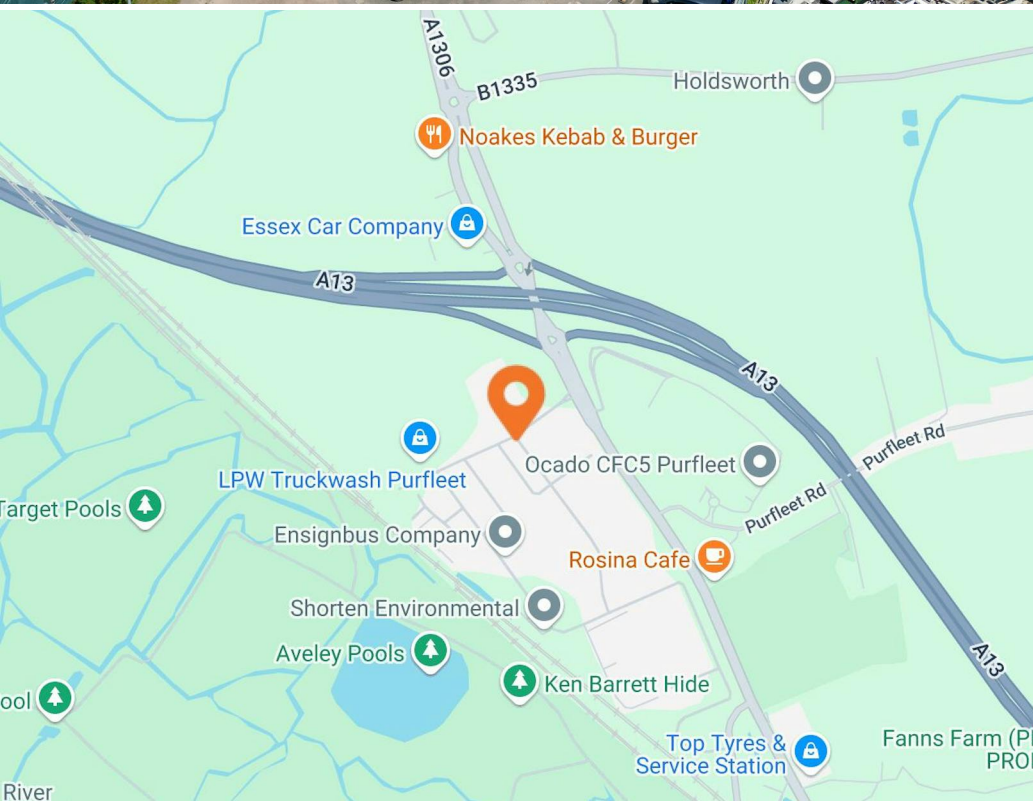
The unit is well-equipped with essential amenities, including lighting and gas blower heating, providing a comfortable and functional workspace.

Location

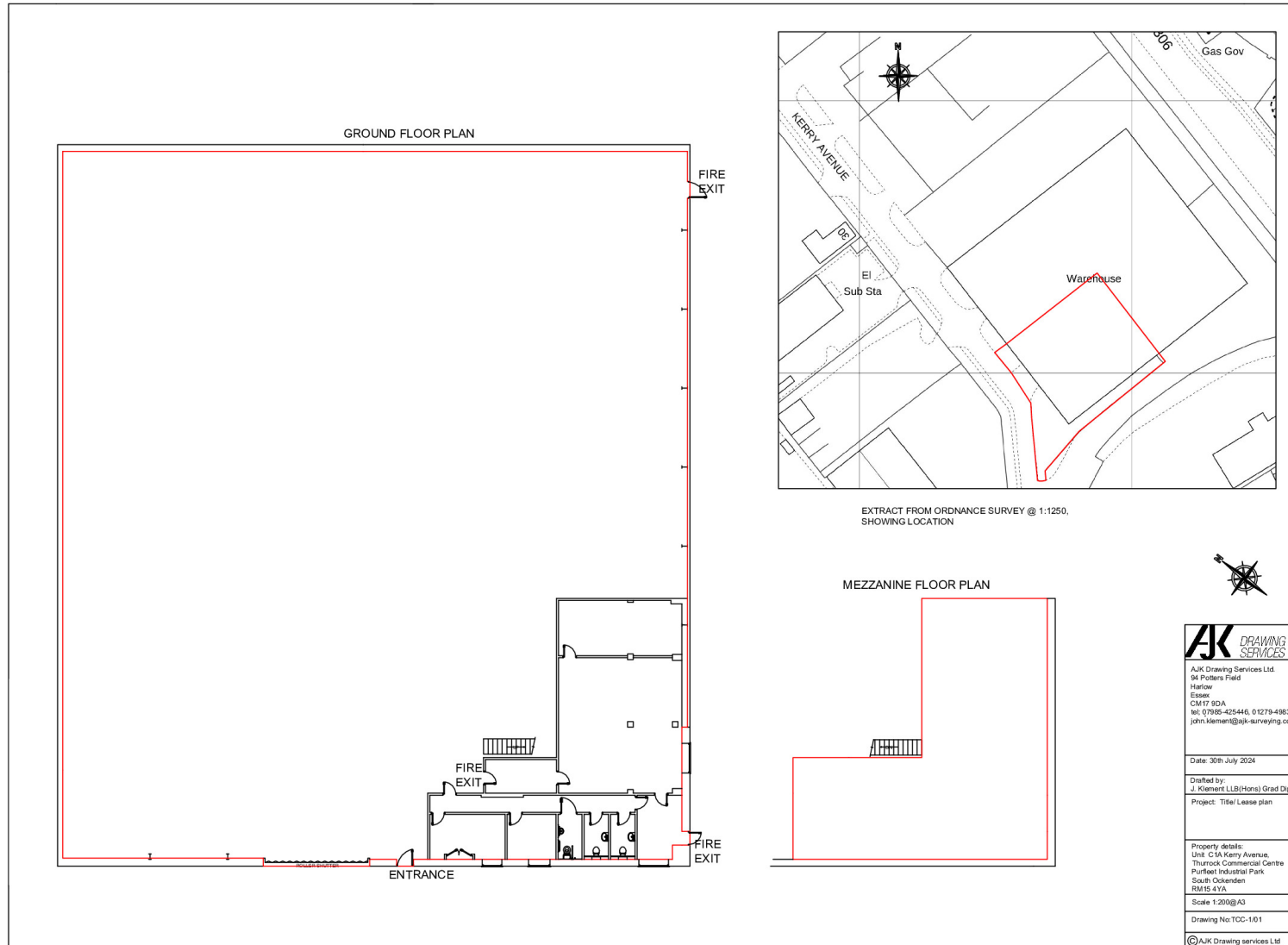
The unit is located in the well-established Thurrock Commercial Centre on Kerry Avenue within the Purfleet Industrial Park, situated on the southern side of Arterial Road (A1306) and adjacent to the A13.

The estate is strategically positioned just 2.6 miles west of junctions 30/31 of the M25 and 15.8 miles east of the City of London.

Purfleet Railway Station, which offers a direct service to London Fenchurch Street, is conveniently located within 1.5 miles.







<p>AK DRAWING SERVICES LTD. AJK Drawing Services Ltd. 94 Potters Field Hatlow Essex CM17 5DA tel: 07986-425446, 01279-498371 john.klements@ajk-surveying.com</p>	Date: 30th July 2024
	Drafted by: J. Klement LLB(Hons) Grad Dip Project: Title/ Lease plan
Property details: Unit C1A Kerry Avenue Thurrock Commercial Centre Purfleet Industrial Park South Ockenden RM15 4YA	Scale 1:200@A3
Drawing No: TCC-1/01	©AJK Drawing services Ltd

Availability

Lease	New Lease
Rent	£195,000 per annum
Price	£3,100,000
Rates	£69,342 per annum
Service Charge	£2,376 per annum
VAT	Applicable
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

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F O R E S T
REAL ESTATE

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