

# Ensign Industrial Estate - C Units

Botany Way, Essex Purfleet RM19 1TB

Warehouse | 731 - 8,785 ft<sup>2</sup>



Level loading access door



Forecourt parking spaces



Good access to M25 and A13



CCTV and secure site



Eaves height 6.2m rising to 7.9m

Available to Let





## Description

The available properties are set within a single terrace of light industrial units built in the early 1990s. The units are of steel portal frame construction with part brick/ block work and part lined profile metal cladding under a single pitch roof incorporating roof lights. Each unit benefits from a single level loading door opening onto a communal loading area.

Unit C4 is refurbished internally and can be combined with unit C5 to provide a total area of 3,651 sq ft.

## Location

Ensign industrial estate benefits from excellent road communications with Junction 31 of the M25 Motorway situated 1 mile (1.6 km) to the east of the property, offering access to the national motorway network to the north and to the south via the Queen Elizabeth II Bridge (A282). The A13, 0.5 miles (0.8 km) to the north, is a major trunk road providing quick access to Central London 18 miles (30 km) west, and east to the M25, Thurrock and Tilbury.

## Further information

### EPC

Unit C1A: E, Unit C3: D, Unit C4: B, Unit C5: B, Unit C8: E, Unit C9: D,

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

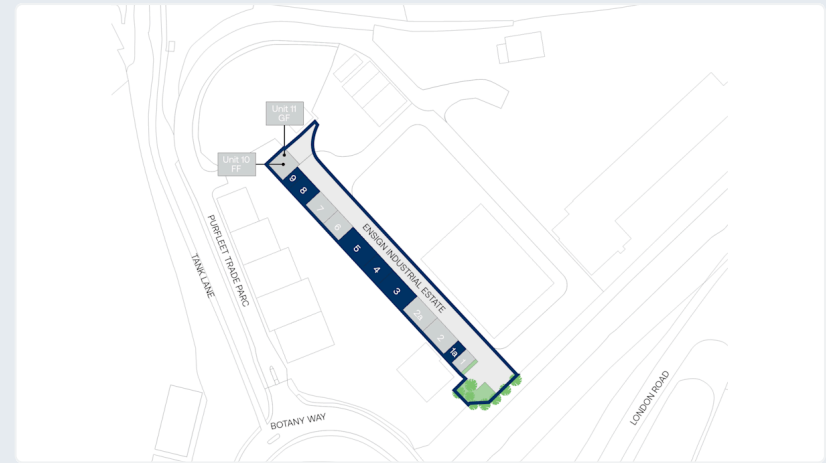
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
C1A	Warehouse	751	Immediately	1,125
C3	Warehouse	2,169	Immediately	3,250
C4	Warehouse	1,457	Immediately	2,185
C5	Warehouse	2,194	Immediately	3,290
C8	Warehouse	1,483	Immediately	2,225
C9	Warehouse	731	Coming soon	1,100
<b>Total</b>		<b>8,785</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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