

# Purfleet Trade Parc

Botany Way, Essex, Purfleet, RM19 1TB

Warehouse | 3,912 - 11,194 ft<sup>2</sup>



Fitted air conditioned office



8m to underside of haunch



PV panels & Electricity 40-55 Kva



Ground floor slab loading 37.5kN/m<sup>2</sup>



CCTV and secure site

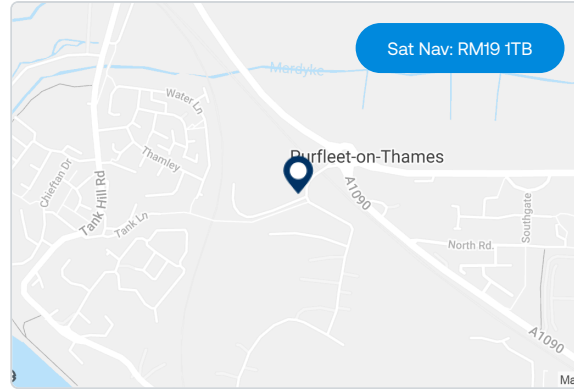


Electric roller shutter door

Available to Let



LastMileFirst | [mileway.com](https://mileway.com)



## Description

Purfleet Trade Parc is a Grade A multi-unit trade park / Industrial estate constructed in 2022. The units are constructed to the latest specification and the development provides PV panels generating renewable energy and is EV ready.

Externally, the units have their own dedicated loading and parking area. The units have newly refurbished office spaces. Unit 1 is 3,912 sq ft (includes office space of 560 sq ft), unit 2 is 5,056 sq ft, unit 3 is 5,909 sq ft comprises ground space of 4,912 sq ft and first floor space of 997 sq ft. and unit 4 is 6,750 sq ft comprise ground space of 5,660 sq ft and first floor space of 1,090 sq ft.

## Further information

### EPC

Unit 1: A, Unit 2: A, Unit 3: A, Unit 4: A, Unit 5: A,

### 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.

[Book a viewing](#)

**David Deeley**  
Mileway  
southeast@mileway.com  
0203 991 3516

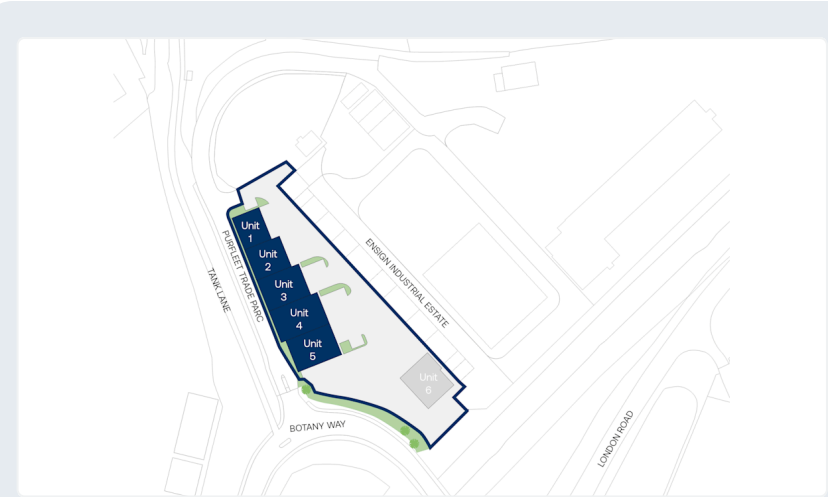
**Tyler Smith**  
Carter Jonas  
tyler.smith@carterjonas.co.uk  
07799348165

**Daniel Harness**  
Coke Gearing  
daniel@cokegearing.co.uk  
07887 058676

**Toby Pemberton**  
Coke Gearing  
toby@cokegearing.co.uk  
07949 530 597

## Location

Purfleet 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1	Warehouse	3,912	Immediately
Unit 2	Warehouse	5,056	Immediately
Unit 3	Warehouse	5,909	Immediately
Unit 4	Warehouse	6,750	Immediately
Unit 5	Warehouse	11,194	Immediately
Total		32,821	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**