

# Ensign Industrial Estate

Botany Way, Essex Purfleet RM19 1TB

IOS Class 1 | 15,458 ft<sup>2</sup>



Vehicle Maintenance unit



4 Level loading door



0.27 acre yard area



CCTV and secure site



Good access to M25 & A13



Inspection Pits

Available to Let



## Location & Connections

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.





## Description

Unit 11a-14 comprises of an open storage yard with the benefit of a detached vehicle maintenance unit measuring 5,833 sq ft which has 4 level loading doors and 2 vehicle inspection pits.

### Further information

**EPC**  
EPC is available upon request.

**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.



### Accommodation:

Unit	Property Type	Size (sq ft)	Availability
C11A - C14	IOS Class 1	15,458	Immediately
<b>Total</b>		<b>15,458</b>	

[Book a viewing](#)

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