

SURFACE PURFLEET

Warehouse with Substantial Yard - To Let

28,803 sq ft (2,676 sq m) on 1.3 acres

Extensively refurbished

**UNIT 32-33, Kerry Avenue,
Purfleet Industrial Park, Purfleet, RM15 4YE**

SURFACE

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28,803 sq ft
(2,676 sq m)
on 1.3 acres

The property benefits from excellent access via the A13 which in turn provides direct links to Central London to the west and the M25 via Junction 30 to the east.

By Road	Distance*
A13 dual carriageway	0.5 mile
A1090	1.1 miles
A282	2.5 miles
M25 motorway	3 miles
M11 motorway	18.7 miles
M20 motorway	18 miles
M1 motorway	42.8 miles

By Rail	Distance*
Purfleet Station	1.4 miles

Airports	Distance*
London City Airport	11.8 miles
Stansted Airport	36.3 miles
Gatwick Airport	38.8 miles
Heathrow Airport	59.6 miles

*Distances are approximate. Source: Google maps.



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Specification

The property comprises a detached, modern warehouse unit with a minimum eaves height of 6 metres. The building is of steel portal frame construction and is externally clad in profiled steel cladding.

Plot	Sq ft	Sq m
Main Warehouse*	20,471	1,902
1st Fl Front Office	2,435	226
Total	22,906	2,128
Warehouse 2*	4,385	407
Warehouse 3*	1,512	140
Combined Total	28,803	2,676
Total Site Area	1.3 acres	

*Warehouse buildings illustrated as removed, subject to tenant requirement.



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The property benefits from a self-contained gated yard laid to concrete hard standing. Loading is provided via two level access doors. There is an additional area of yard to the south of the building which accommodates two smaller temporary warehouse structures, providing further storage.

The property is situated on Kerry Avenue and forms part of the wider Purfleet Industrial Park, accessed via Juliette Way.



**6m
eaves height**



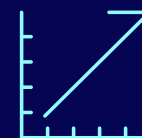
**2 level access
loading doors**



**16 additional car
parking spaces**



**71kVA
& LED lighting**

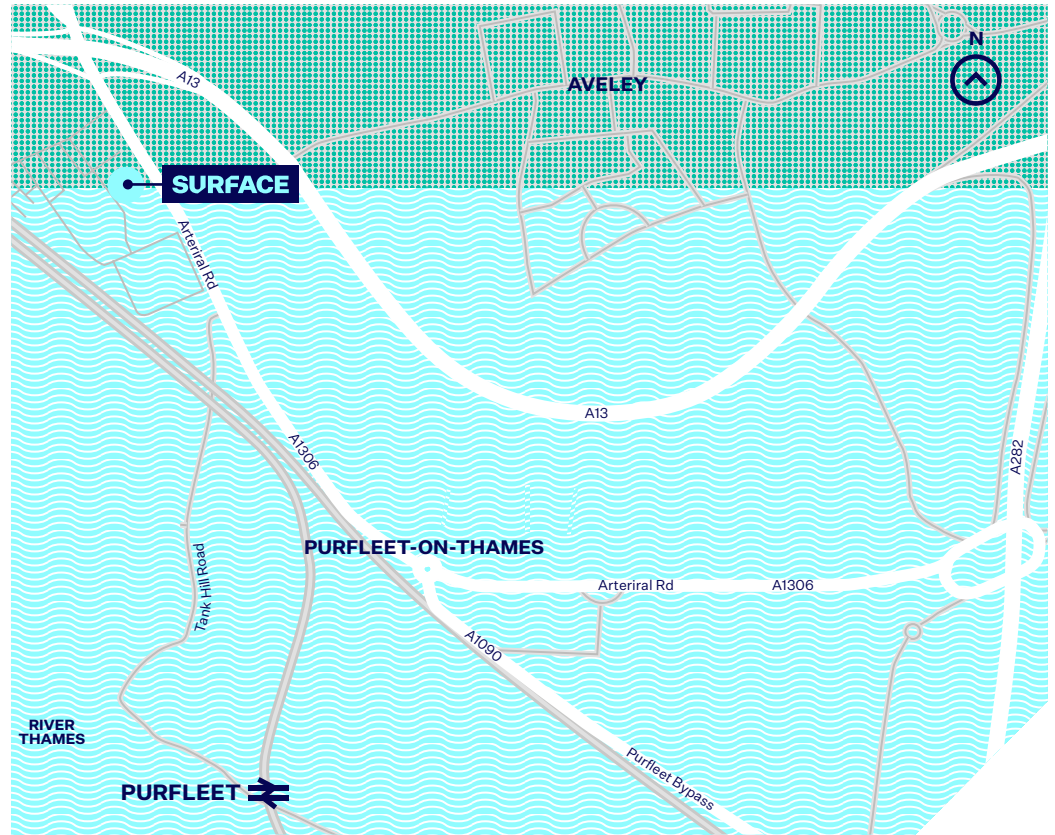
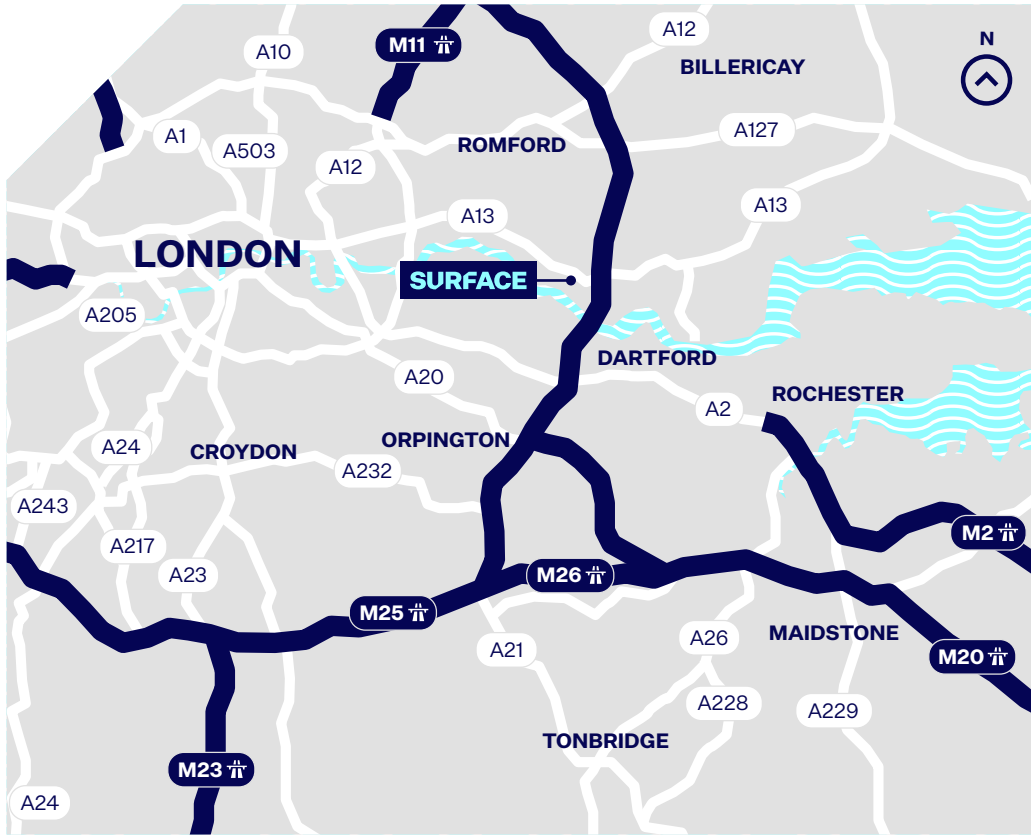


**Extensive self
contained yard**



**Ancillary office &
welfare facilities**





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EPC

EPC rating of B.

Accommodation

1.29 acres (56,192 sq ft)

Tenure

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Interested parties are advised to make their own enquiries.

Rateable Value

£128,550

Contact

KEMSLEY
PROPERTY CONSULTANTS

Ben Collins
ben.collins@kemsley.com
07740 565 222

Kieran Conlan
kieran.conlan@kemsley.com
07969 743810

GLENNY

Jim O'Connell
j.o'connell@glenny.co.uk
07768 070 248

Daniel Wink
d.wink@glenny.co.uk
07717 545 532

surface-storage.co.uk

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