

Coke Gearing

consulting

Chartered Surveyors

**Unit 4 Beacon Hill Industrial
Estate, Botany Way, Purfleet
RM19 1SR**

Industrial Units 2,507 sq ft

- Undergoing refurbishment
- Maximum clear internal height 6.2m
- Level access loading door
- Separate yard area – see third page
- Allocated parking space
- Under 1 mile to A13
- Secure and gated site



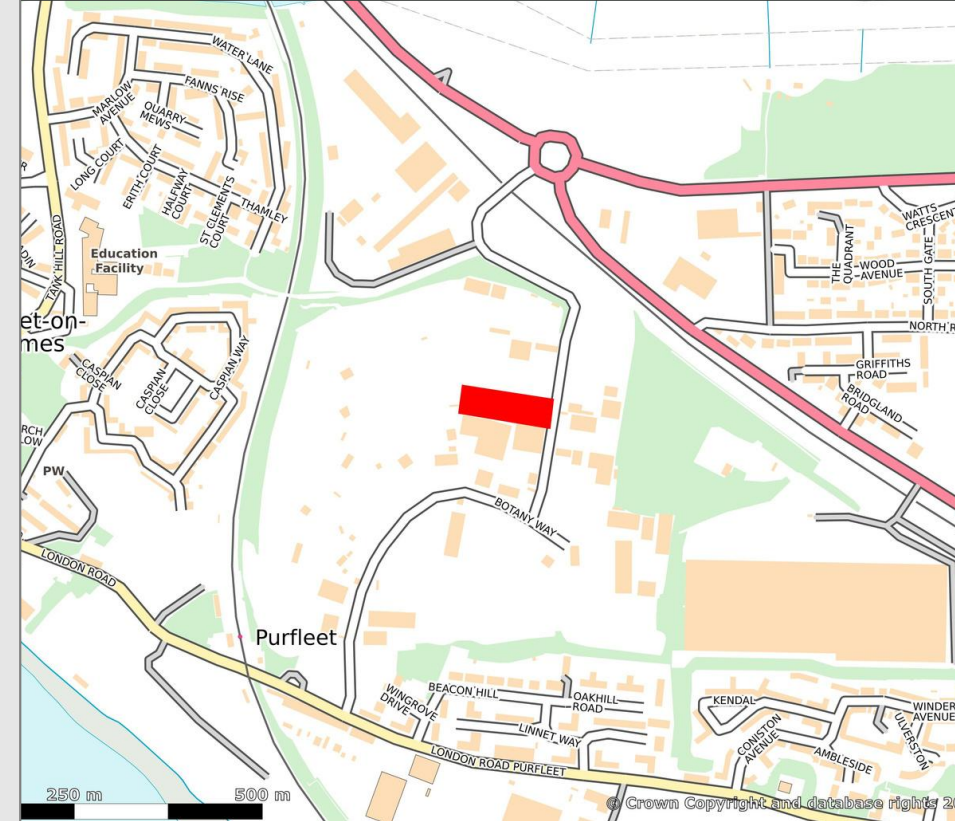
To Let

WWW.COKEGEARING.CO.UK

LOCATION

The Property is located on Botany way and benefits from being approximately 1-mile (1.6 km) east of the A13. The A13 provides a major arterial route into Central London to the west. It also links directly to Junction 30 of the M25, 1 mile (1.6km) to the east providing quick access to the UK motorway network.

Located within the Borough of Thurrock, Purfleet takes advantage of the strong transport communications and access to major freight terminals. As a result, the area has attracted a mix of national, regional and local occupiers with transport orientated occupiers.



SERVICES

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries. There is no gas connected to the site.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 4: E – 109 – EPC target is a B after refurbishment

DESCRIPTION

The estate comprises of a terrace of industrial/warehouse units of steel portal frame constructions, with profile clad elevations and roof. The terrace is divided into 4 self-contained units (no.2-5), which are set within a site of 1.02 acres (0.41 hectares). There is also an option to rent a yard to left hand side of the units if needed.

Unit 4 comprises of a mid terrace warehouse with single roller shutter door, open plan warehouse and office area at ground and first floor level, A/C to be installed in the offices.

The site has a concrete surface and is fenced, with a security barrier protecting the entrance to the site.

Accommodation (Unit 4)	Sq ft (approx.)	Sq m (approx.)
Ground Floor	2,147	199.5
First Floor Offices	360	33.4
Total	2,507	232.9

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Unit 4 - £44,000 per annum exclusive

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

BUSINESS RATES

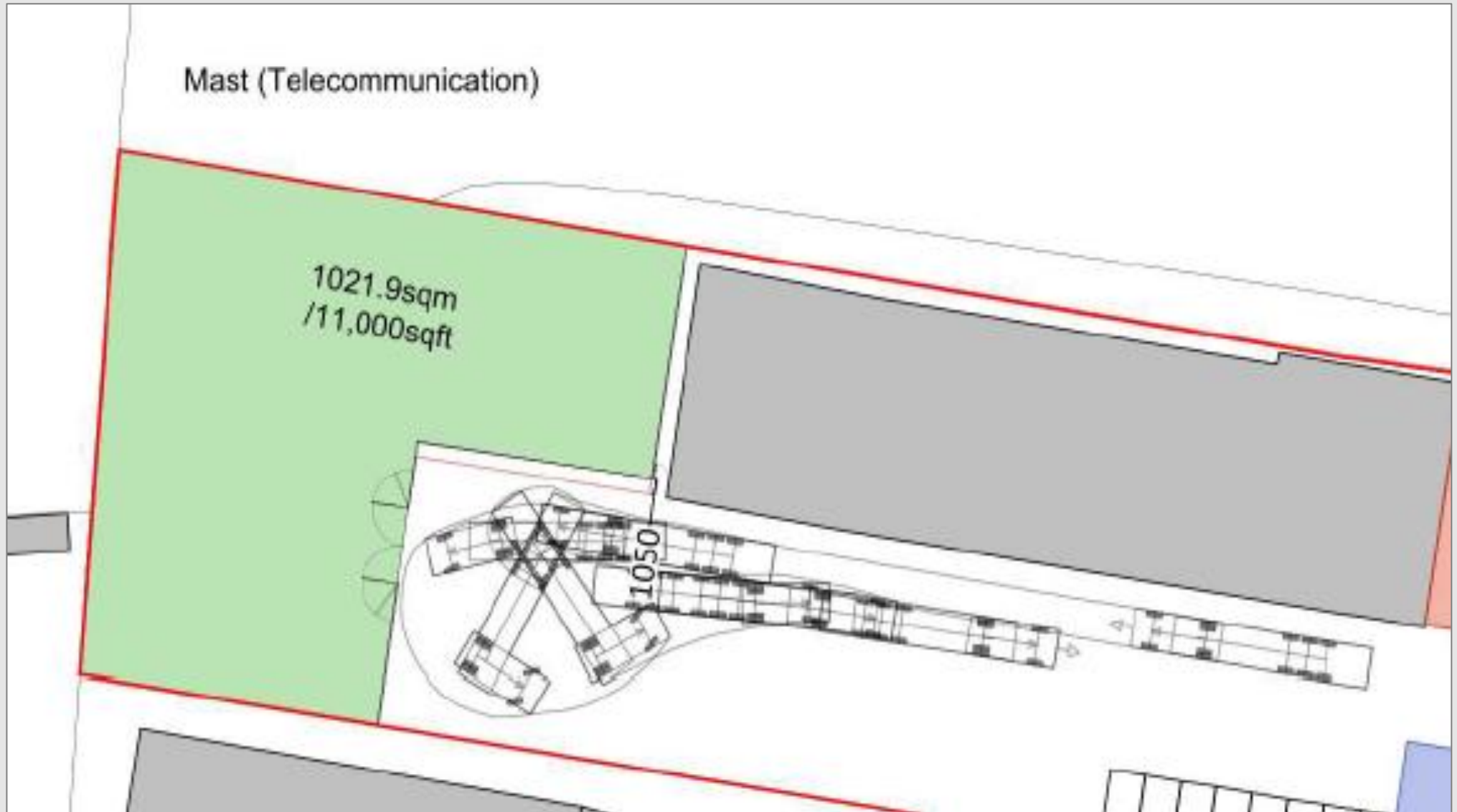
Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Additional Yard

To the left-hand side of the units there is a yard of c.11,000 sq ft available to let alongside a unit if required.



Coke Gearing

consulting

Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



DANIEL HARNESS

07887 058 676

daniel@cokegearing.co.uk



TOBY PEMBERTON

07949 530 597

toby@cokegearing.co.uk

■ Investments ■ Valuations ■ Surveying ■ Landlord and Tenant ■ Planning Advice ■ Development ■ Sales and Lettings

Misrepresentation Act 1967: Coke Gearing Consultants Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Coke Gearing Consultants Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Details prepared on 20/05/26