

Coke Gearing

consulting

Chartered Surveyors

Yard at Beacon Hill
Industrial Estate, Botany
Way, Purfleet RM19 1SR

Open Storage Yard
11,000 sq ft / 0.25 Acres (approx.)



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.

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).

The subject site is a predominately concrete hard standing with some compacted ground. The site will be fenced and have the following services provided to the site:

- 3 Phase power
- Foul drainage
- Water

The estate and is fenced, with a security barrier protecting the entrance to the site

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.

TERMS

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

RENT

ROA

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.

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Details prepared on 13/05/26