

2 Romeo Business Centre, Juliet Way, Purfleet Industrial Park, Purfleet, RM15 4YD



Unit with mezzanine approx. 5,918 sq ft (550 sq m) & private yard

For Sale

- Adjacent A13
- 3-phase power/gas/mains water & drainage
- Electric roller shutter loading door
- Eaves height approx. 6m
- Ground floor office & welfare facilities

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The unit forms part of the popular and established Purfleet Industrial Park, situated on the southern side of Arterial Road (A1306), adjacent the A13. The estate lies only 2.6 miles to the west of junctions 30/31 of the M25. Strategically located 15.8 miles east of the City, Purfleet Railway Station is within 1.5 miles providing a service to London (Fenchurch Street) in approximately 28 minutes.

The property

A mid-terrace unit of steel frame construction beneath a shallow pitch roof with roof lights. An electrically operated loading door to the front, opens onto a private yard.

In addition to the main area at ground floor are works offices, toilet and kitchen facilities. There is a mezzanine level.

Externally to the front is a private fenced and gated yard.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Ground floor	3,833 sq ft	356 sq m
Mezzanine	2,085 sq ft	194 sq m
Total	5,918 sq ft	550.3 sq m

Terms

Freehold for sale with vacant possession.

Figures

Offers in the region of £750,000. A service charge is payable for communal expenditure, further details of which are available on request. We understand that VAT is not payable on the sale price. The service charge is approximately £950pa.

Legal costs

Each party shall be responsible for the payment of their own costs.

EPC

The EPC rating is C60, expiring August 2033.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use
None of the amenities or fixtures and fittings have been tested.

Business Rates

The Rateable Value (2023) is £35,000, making rates payable approximately £17,150 (23/24). However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Money Laundering Regulations

All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Please contact joint sole agents Branch Associates on 01708 860696 or: jb@branchassociates.co.uk

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