

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



Unit with new offices approx. 6175 sq ft (574 sq m) &
private yard approx. 2410 sq ft (224 sq m)

For Sale

- Adjacent A13
- 3-phase power/gas/mains water & drainage
- Electric roller shutter loading door
- Air conditioning to main offices
- Ground & 1st floor 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. Windows have been incorporated to the main offices at first floor level.

In addition to the main storage area at ground floor are works offices and toilets, together with a ground floor office/showroom with additional toilets. At first floor are two good quality air-conditioned offices, a meeting room and kitchen. There is a storage mezzanine immediately to the rear.

Externally to the front is a private fenced and gated yard with 4 no. containers.

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

Ground floor	3,729 sq ft	346 sq m
1 st floor offices/welfare	972 sq ft	90 sq m
Mezzanine	1,474 sq ft	137 sq m
Total	6,175 sq ft	574 sq m

Terms

Freehold for sale with vacant possession.

Figures

Offers in the region of £975,000. A service charge is payable for communal expenditure, further details of which are available on request. We are advised that VAT is not payable on the sale price.

Legal costs

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

EPC

The EPC rating is C75, expiring November 2027.

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.

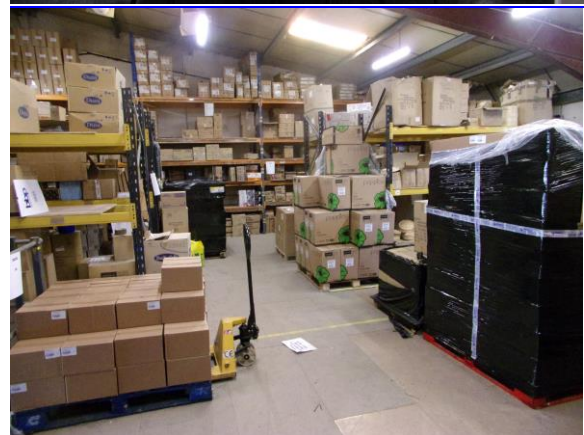
Business Rates

The Rateable Value (2017) is £32,750, making rates payable approximately £1,636.25pm (22/23). However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Enquiries/viewing

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

Or our joint agents Kemsley 01708 766733



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

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.