



# PURFLEET TRADE PARC

ENSIGN INDUSTRIAL  
ESTATE  
BOTANY WAY,  
PURFLEET, ESSEX,  
RM19 1TB



COMPAGNIE DU PARC Ltd

**6 New Industrial / Warehouse Units**  
**AVAILABILITY FROM 3,720 - 14,320 SQ FT**

## TO LET

**Available  
Immediately**

[www.PurfleetTradeParc.co.uk](http://www.PurfleetTradeParc.co.uk)



## DESCRIPTION

Individual units range from 3,720 to 6,610 sq ft.  
Unit 5 & 6 also benefit from their own additional secure yard areas.

Further details and plans available on request.



Fitted air conditioned  
office accommodation



Class E (Commercial,  
business and service  
uses) B2 & B8 Use



8m to underside  
of haunch



Electrically operated  
roller shutter door



Electricity: 40-55 Kva  
(more may be available  
by negotiation)



Ground Floor Slab  
Loading: 37.5kN/m<sup>2</sup>



CCTV and secure site



## SUSTAINABILITY

The units have been constructed to a high specification and have achieved EPC A.  
The development is EV ready and each unit benefits from PV panels generating renewable energy.

**PURFLEET  
TRADE  
PARC**

ENSIGN INDUSTRIAL ESTATE





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ENSIGN INDUSTRIAL ESTATE

## TRAVEL DISTANCE

A13	0.5 mile
Purfleet Station	0.7 mile
Jct 31 M25	1 mile
Lakeside Shopping	1.7 mile
Rainham	3.5 miles
Port of Tilbury	9 miles
London Gateway	12 miles
Central London	18 miles

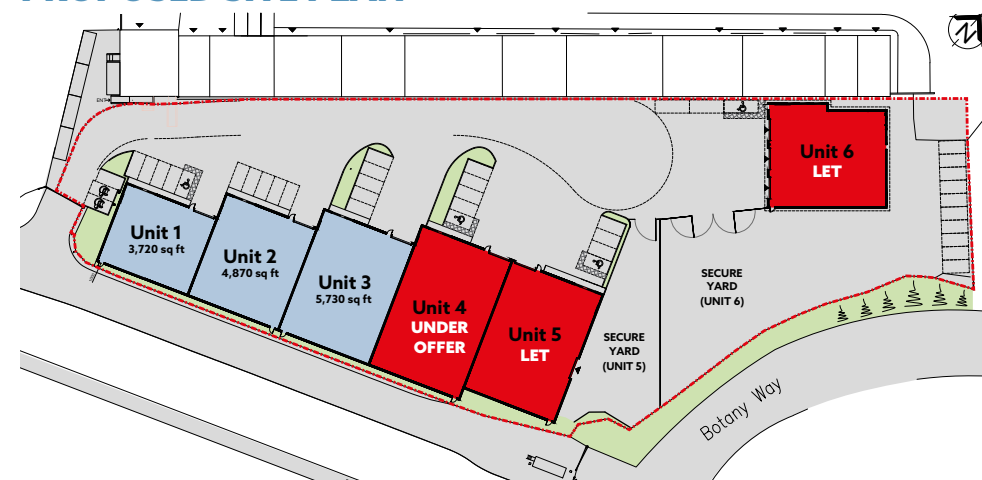
Source: Google Maps

## ACCOMMODATION SCHEDULE

Unit	Ground Floor	Office	Yard	Total
1	3,190ft <sup>2</sup>	530ft <sup>2</sup>		3,720ft <sup>2</sup>
2	4,140ft <sup>2</sup>	730ft <sup>2</sup>		4,870ft <sup>2</sup>
3	4,890ft <sup>2</sup>	840ft <sup>2</sup>		5,730ft <sup>2</sup>
4	UNDER OFFER			6,610ft <sup>2</sup>
5	LET			6,140ft <sup>2</sup>
6	LET			5,380ft <sup>2</sup>
<b>Total</b>	<b>27,930ft<sup>2</sup></b>	<b>4,520ft<sup>2</sup></b>		<b>32,450ft<sup>2</sup></b>

(The above floor areas are approximate and based on Gross External Area).

## PROPOSED SITE PLAN



## LOCATION

Purfleet Trade Parc is excellently positioned in the heart of a well-established industrial and distribution location serving Greater London and the South East.

Purfleet benefits from excellent road communications with Junction 31 of the M25 Motorway situated 1 mile (1.6 km) to the east of the Property, offering access to the national motorway network to the north and to the south via the Queen Elizabeth II Bridge (A282). The A13, 0.5 miles (0.8 km) to the north, is a major trunk road providing quick access to Central London 18 miles (30 km) west, and east to the M25, Thurrock and Tilbury.



## TERMS

The units are available to let on Full Repairing and Insuring leases. Rent on application.

## LEGAL COSTS

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

## EPC

Further details available upon request.

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## SERVICE CHARGE

There is a service charge payable for the maintenance, repair and common service to the estate. Further details available upon request.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm the rates assessment.

## ALL ENQUIRIES

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