

Industrial/Warehouse Unit

5,045 sq ft (469 sq m)



On the instructions of Lloyd Biscoe and Jamie Taylor of Begbies Traynor, Joint Liquidators to Sunway Limited

Unit 1, Thurrock Commercial Centre, 17-18 Juliet Way Purfleet Industrial Park, Purfleet, Essex RM15 4YD

- 17'3" (5.25 m) eaves height
- Surfaced forecourt bounded by palisade fencing
- Minimum of eight car parking spaces
- Close A13, M25(J30/J31) and Dartford River Crossing
- Freehold For Sale £350,000

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

Thurrock Commercial Centre forms part of the Purfleet Industrial Park which is situated immediately off the A1306 London Road close to the interchange with the A13 Thames Gateway.

Road communications are excellent with the M25(J31) and Dartford River Crossing some two miles to the east.

Nearby Purfleet mainline station provides a regular service to London Fenchurch Street with a timetabled journey of 29 minutes.

Description

An end of terrace industrial/warehouse unit being of a steel portal frame construction with brick and upper insulated steel profile clad elevations under a pitched roof incorporating translucent panels.

The unit has an eaves height of 17'3" (5.25 m) and loading via a full height roller shutter door.

The integral two storey accommodation provides a number offices together with a reception area, kitchen and WC facilities.

The surfaced forecourt has palisade fencing to all boundaries and is approached through double gates that front Juliet Way.

Floor Areas

Workshop	3,545 sq ft	330 sq m
Two storey offices	1,500 sq ft	139 sq m
Total	5,045 sq ft	469 sq m
Mezzanine	574 sq ft	53 sq m

Tenure

Freehold.

Price

Offers are invited in the region of £350,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free and Ian Bell
 Tel: 020 7955 8454
 Fax: 020 7403 1947

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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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