

Unit 9, Dolphin Point Dolphin Way, Purfleet Essex RM19 1NR

**MID-TERRACE INDUSTRIAL UNIT
WITH MEZZANINE STORAGE
APPROX. 8,503 SQ FT 789.97 SQ M**

- Lined/insulated roof with translucent roof lights
- Up and over sectional access door
- 3 phase power to warehouse
- Gas central heated GF reception and FF offices
- First Floor Office with CAT 2 lighting
- Ground and First Floor Kitchenettes

Location

Dolphin Point is strategically located immediately adjacent to J31 of the M25 in an established high profile distribution and logistics environment and within one mile of the Lakeside Regional Shopping Centre.

Description

The property comprises a mid-terrace industrial/warehouse of steel portal frame construction with profile clad elevations, lined and insulated roof incorporating translucent roof panels. The ground floor provides a warehouse/production space, with gas centrally heated reception area, ground and first floor WCs, and first floor office. In addition to this, there is a substantial mezzanine to the rear of the property.



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Description

The offices feature suspended ceilings with CAT 2 lighting, double glazed solar reflective windows, and carpeting throughout. Further warehouse amenities include an up and over sectional access door, fluorescent strip lighting and three phase power.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis and the following approximate areas are available:-

Floor	Sq Ft	Sq M
Warehouse	4,531	420.92
FF Offices	763	70.91
Mezzanine	3,209	298.14
Total	8,503	789.97

Terms

The property is available either to let on a new Full Repairing and Insuring Lease for a term to be agreed or for sale freehold. Further details on application.

Business Rates

From enquiries made to VOA we understand the property is listed as Warehouse & Premises with a Rateable Value of £43,250.

Interested applicants are advised to contact Thurrock Council on 01375 950 962 to verify the rating assessment.

Location Map



Energy performance certificate

From online enquiries we have ascertained that the property has an EPC rating of E101 valid until 24 May 2032.

Viewing and further information

Strictly by prior appointment through Glenlynn LLP - Tom Gill.

Next steps...

For further details on these and many other available properties please contact:



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