

## 41 & 42 Thurrock Commercial Centre, Purfleet Essex RM15 4YG

**TWO INTERCONNECTING INDUSTRIAL/  
WAREHOUSE UNITS 6,200 SQ.FT (576.2 SQ.M)  
PLUS AN EXTENSIVE PARKING/YARD AREA**

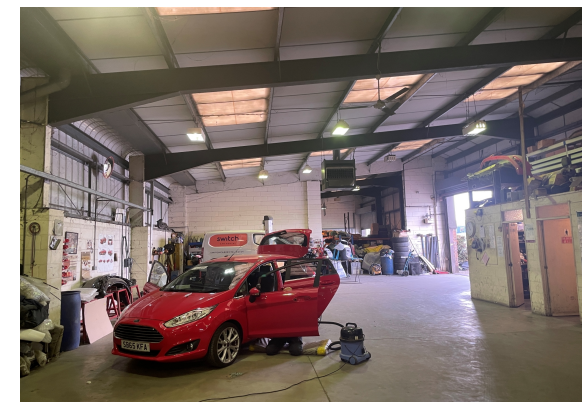
- Extensive parking/yard area
- All mains services
- Three phase power
- Maximum eaves height 5 metres
- Alarm system

### Location

The property is situated off Juliet Way which forms part of the popular Purfleet Industrial Park. The A13 is easily accessible from Purfleet Industrial Park which links with Junction 30 of the M25 within two miles to the east of the estate. Purfleet rail station is located on London Road some two miles to the south.

### Description

The premises comprise two interconnecting industrial/warehouse units of steel portal frame construction with brick and blockwork elevations together with profile metal cladding to the upper elevations, under a lined and insulated monopitched roof incorporating translucent panels.



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Description

Access to the unit is via two roller shutter doors; one manual and the other electrically operated with adjacent personnel doors. Internally the units are open plan with WC and kitchen facilities within unit 41.

Externally, a yard/parking area is provided extending to approximately 4,000 sq.ft (371.6 sq.m).

Accommodation

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

Floor	Sq Ft	Sq M
41 & 42 Thurrock Commercial Centre	6,200	576.2

Terms

The premises are available either for sale or to let, further details on application.

Service Charge

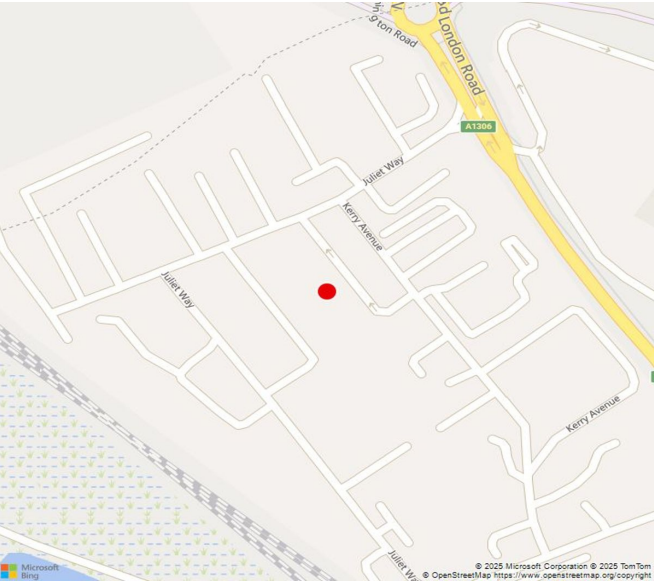
There is a service charge applicable for the communal expenditure on the estate. Further details upon request.

Business Rates

We understand the property has a Rateable Value of £46,750 as at 1st April 2023.

Interested parties are advised to verify the rating assessment by contacting the Local Authority.

Location Map



Energy performance certificate

We understand the property has an EPC Rating of D80 valid until 9th April 2031.

Viewing and further information

Strictly by prior appointment through Glenny LLP - Dan Wink

Next steps...

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



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