



TO LET

Former South Mill, London Road, Purfleet, Essex, RM19 1RE UPTO 9 ACRES OF SECURE OPEN STORAGE LAND



Map for guidance purposes only.

Location

The site is located to the south of the Former BPB Paperboard site on London Road, Purfleet (A1090) which provides good access to junction 31 of the M25 and to the North the A13. The A13 in turn provides convenient access to both central London to the West and to the East provide quick access onto the M25 motorway to the north and South. The site is within walking distance of Purfleet Rail Station which provides direct services into central London via C2C line.

DISTANCES

M25 J31	2 miles
Lakeside Shopping Centre	2.5 miles
Purfleet Station	0.5 miles
Port of Tilbury	9.6 miles
Ebbsfleet International Station	11.3 miles
London Gateway	12.6 miles
London City Airport	12.2 miles

Viewing/Further Information

BNP Paribas Real Estate

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Description

Access to the site is gained via Mill road, which runs through the centre of the International Timber depot. The entrance to Mill road is controlled by a security gate house. Vehicular access to the site can only be gained by crossing a level crossing (C2C line). The level crossing has a height restriction of 14'6 which affects the types of vehicles that can access the site.

The site itself is rectangular in shape and has a mixed quality of surface, predominately concrete. The site also has the benefit of wharf access to the River Thames (subject to the necessary licences). This will be available by separate negotiation and our client wishes to retain the right for future use of the wharf for their own operations.

Services

There are currently no services connect to the site.

Terms

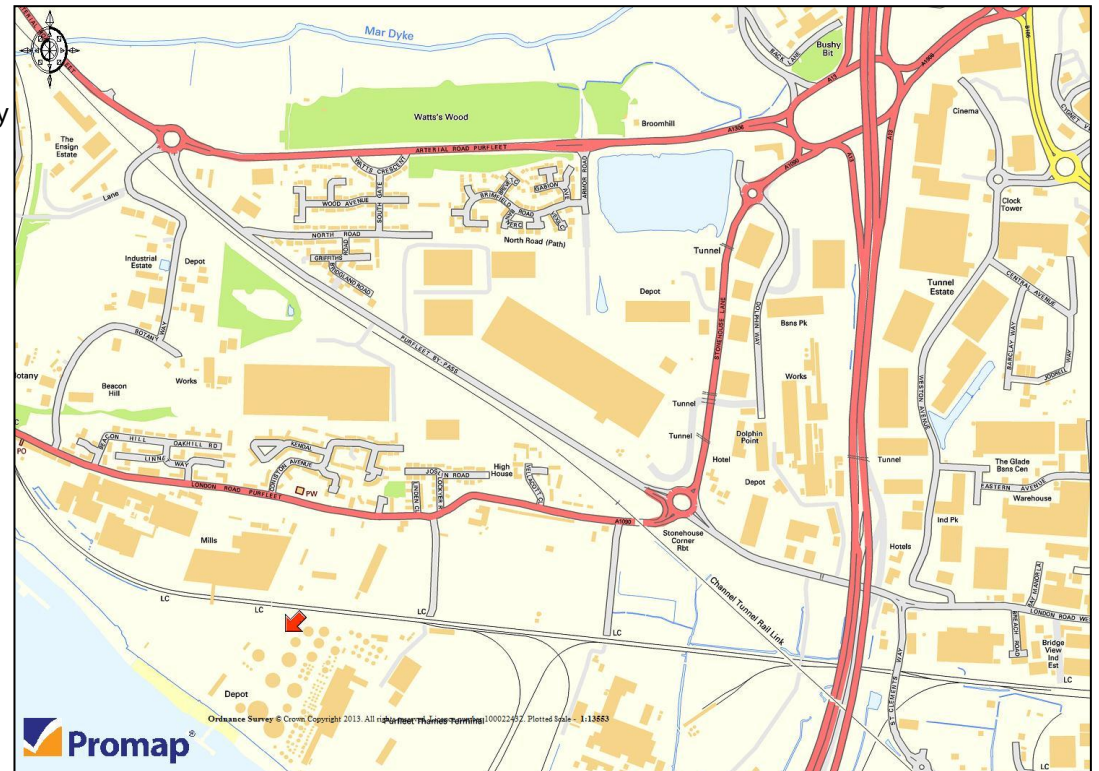
The site is available on a new full repairing and insuring lease, terms to be agreed.

Rent

£40,000 per acre, per annum exclusive.

VAT

We have been advised by our client that VAT will be payable on the rent.



Service Charge

There will be a service charge levied in respect to the maintenance of Mill road and the on-site security. Details available upon request.