

# To Let

**Chamber One, Carpetright, Purfleet, RM19 1TT**  
65,000 to 100,000 sq ft (6,038.70 to 9,290.30 sq m)

- Modern Storage/Distribution Space
- Close to A13 and M25
- Short-term flexible leases



## Location

The property is situated on the A1090 Purfleet By-Pass approximately 1 mile to the west of the M25 and 0.5 miles from the A13.

Purfleet Mainline Railway Station (London Fenchurch Street/Liverpool Street Line) is situated within 1 mile and Lakeside Regional Shopping Centre is approximately 1.25 miles to the east which provides all main amenities.

## Description

The property comprises Carpetright's Regional Distribution Centre which is a high bay warehouse with dock level loading, external yard space, parking facilities and office accommodation.

The Chamber available to rent is at the western end of the building and provides clear bay warehouse space. A partitioned wall will not be built.

## Size

Flexible floor space is available from approx. 65,000 to 100,000 sq ft.

Large space requirements can be considered.

## Lease

A flexible Licence Agreement is available for a term by agreement.

## Licence Fee

An all inclusive licence fee will be payable to cover the tenant's occupational costs which will include rent, rates, security utilities and Management Charge.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT.

## EPC

This property has been graded as 45(B).

## Rent

Available on Request



## Contacts

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