



For Sale
Land at Purfleet Industrial Park,
Purfleet, RM15 4YF

INDUSTRIAL LAND / DEVELOPMENT OPPORTUNITY

Freehold Interest

**AVISON
YOUNG**

Boundary is for indicative purposes only

Summary

- Freehold interest for sale by informal tender;
- Currently income-producing with potential for industrial development subject to the necessary consents;
- Site comprises 4 plots extending to approximately 9.84 acres (3.97 hectares);
- Plots comprise a mix of hardstanding and undeveloped ground;
- Suitable for owner-occupiers or investors;
- Excellent connectivity to A13;
- Potential to acquire with vacant possession;
- Unconditional offers invited.



Opportunity

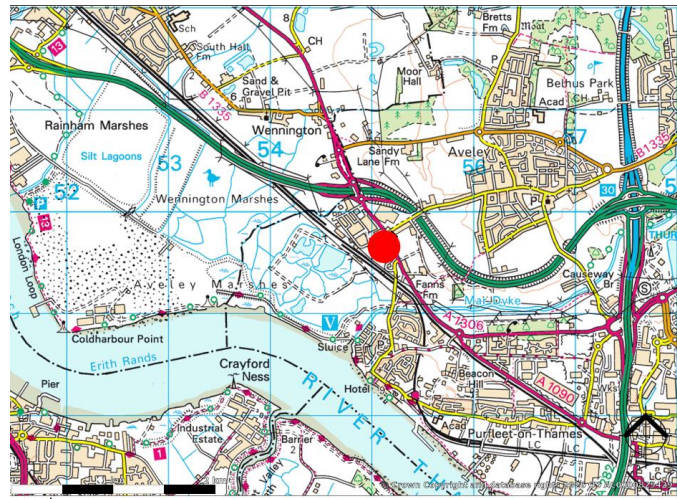
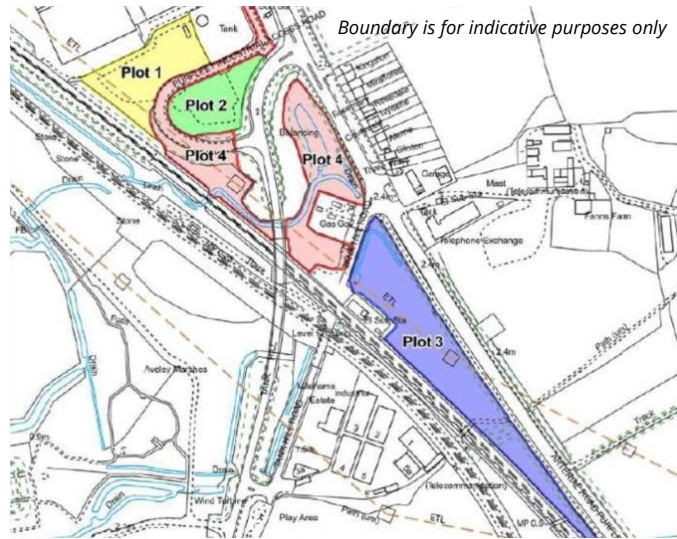
The site provides a potential open storage / industrial development opportunity, subject to necessary planning consents. The site comprises four separate plots of land forming part of Purfleet Industrial Park and extending to approximately 9.84 acres (3.97 hectares). Plots 1 and 2 are currently occupied under contracted-out tenancy agreements. The site can be acquired with these tenancy agreements in place or subject to vacant possession.

Location

The site is located within Purfleet Industrial Park, an established industrial estate in Purfleet, with a mix of national and local occupiers. Within the estate, the site occupies a prominent corner location on Purfleet Industrial Access Road at its Junction with New Tank Hill Road.

Within Purfleet Industrial Park, the site is well located with access via London Road, which provides direct connectivity to the A13. This key arterial route facilitates efficient movement east towards Tilbury and London Gateway Port, and west towards central London, making the area highly attractive for industrial occupiers.

Wider transport connectivity is excellent, with the A13 providing direct access to the M25 motorway at Junction 30, approximately 2 miles to the east, enabling strong links across the Southeast and to the national motorway network. Purfleet Railway Station is located approximately 1 mile to the west, offering regular services to London Fenchurch Street and Southend-on-Sea. The estate is also served by local bus routes, connecting the site to surrounding commercial centres including Lakeside, West Thurrock, and Grays.



Description

Land at Purfleet Industrial Park, Purfleet, RM15 4YF

The site lies within the administrative boundary of Thurrock Council and comprises four separate plots of land, part of which benefits from hardstanding and part of which is undeveloped. Plots 1 and 2 are surfaced with hardstanding and are each separately occupied under contracted-out tenancy agreements. Plots 3 and 4 are unoccupied and comprise predominantly unmade land.

Within the site boundary, there is a balancing pond and two electricity pylons.



Plots and Tenure

The site is available on a freehold basis under four title numbers. All interested parties should make their own independent legal enquiries.

Part of the title includes the adopted highway known as New Tank Hill Road, which will be excluded from the sale.

Plot Number	Title Number	Size
1	EX842453	1.42 acres (0.57 ha)
2	EX843116	1.00 acres (0.40 ha)
3	EX863181	3.07 acres (1.24 ha)
4	EX863185	4.35 acres (1.76 ha)

Planning

The majority of the site sits within an area allocated under the Thurrock Core Strategy adopted in 2011 as Primary Industrial and Commercial areas, with the remainder undesignated.

The site may offer future industrial development or alternative use potential, subject to the necessary consents and access arrangements.





Viewings:

Please contact the project team if you wish to arrange a viewing.

Supporting information:

We have been provided with the following information which will be made available via the Avison Young website:

- Environmental Information
- Lease Information
- Plans
- Service Charge Information
- Tenancies
- Title Documents
- Utility Information

The data room will be made available upon request.

Bidding Requirements

Parties wishing to submit a proposal will be required to complete a bid pro-forma. This will be made available upon request.

Offers and Terms

Avison Young, on behalf of the Vendor, is seeking unconditional offers for the freehold interest, subject to contract.

If you would like to know more,
please get in touch.

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
- 4) Two forms of identification.

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