

To Let

Former Vehicle Depot/Yard

Units 5/6 Kerry Avenue
Purfleet, RM15 4YE

Key information

- Secure yard with workshop and office
- Very accessible location close to M25
- Landlord will not consider car breakers or other similar uses
- 12,554 sq ft on 1.77 acres



Contact

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Location

The property is located on Kerry Avenue just off the junction of the A13 and A1306.

The site is approximately 2 miles from the M25, with Lakeside and the Dartford crossing nearby giving access to the rest of the UK road network.

The surrounding area is industrial in nature with a large Ocado distribution centre opposite.

Description

The property consists of a large secure yard with access from Kerry Avenue.

There are two vehicular gates to the front that are either side of an office building. This currently provides reception area, offices, staff toilets and kitchen with additional WC facilities to the rear to serve the yard. The yard is laid to concrete.

To the rear of the yard is a portal frame building previously use for valeting.

The main workshop building is of portal framed construction with 3 roller shutter doors and an eaves height of 4.18 m. Additionally, there are 3 open sided valeting bays to the front of the main workshop.

Energy Performance

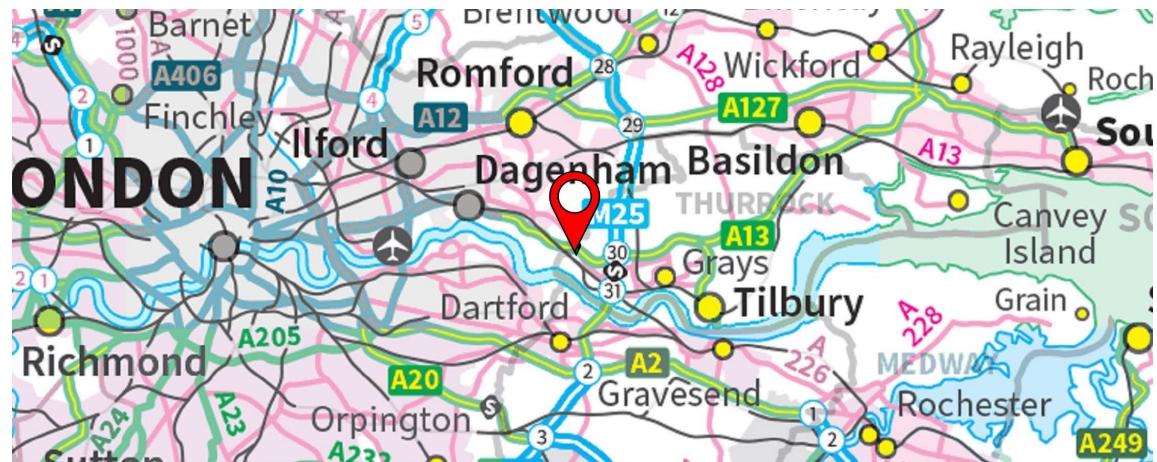
Energy Performance Asset Rating - B

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Front Office Building	163.44	1,759
Valeting Building	114.93	1,237
Main Warehouse	887.93	9,558
Total	1,166.3	12,554
	Hectare	Acre
Total Site Area	0.717	1.77

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Tenure

Leasehold

Tenure

The property is available by way of lease assignment.

The current lease expires March 2029.

Alternatively, a new lease may be available from the landlord.

Click [here](#) to download a copy of the lease documentation.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value of the property from the 1 April 2026 is £302,500.

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use or 48p for all other uses.

Further information is also available at www.gov.uk/calculate-your-business-rates.

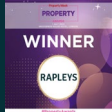


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