

PRELIMINARY DETAILS

TO LET/FOR SALE

UP TO 25 ACRES
PRIME A13 INDUSTRIAL OPPORTUNITY
FREIGHTMASTER SITE

RAINHAM

Coldharbour Lane, RM13 9BJ

Design & Build Options from:
15,000 – 355,000 sq ft





LOCATION

The site is situated on Coldharbour Lane which is located to the south of the A13 dual carriageway, providing swift access to Junction 31 of the M25 motorway.

SPECIFICATION

- To be built to an 'institutional specification'
- Up to 18m eaves height
- Dock and level access loading
- B1c, B2 and B8 planning uses

TERMS

Freehold and leasehold terms available upon request.

EPC RATING

Target A EPC rating.

INDICATIVE ACCOMMODATION SCHEDULE (GEA)

UNIT NUMBER	SQ FT	SQ M	BLOCK 7	SQ FT	SQ M
Unit 1	23,046	2,141	7A	3,703	344
Unit 1A	16,534	1,536	7B	3,703	344
Unit 2	36,900	3,428	7C	3,531	328
Unit 3	51,410	4,776	7D	2,411	224
Unit 4	37,115	3,448	7E	3,703	344
Unit 5	29,666	2,756			
Unit 6	79,601	7,395			
Unit 8	35,748	3,321			
Unit 9	52,702	4,896			
Unit 10	25,963	2,412			
Unit 11	17,309	1,608			



A DEVELOPMENT BY



WRENBRIDGE

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DISTANCES

DESTINATION	MILES	DRIVE TIME
A13	3	5 mins
Rainham Station	4.1	13 mins
Purfleet Station	6.9	17 mins
M25	7.4	14 mins
Dartford Crossing	9.7	19 mins
London City Airport	12	26 mins
Central London	15.5	38 mins
Southend Airport	29.6	47 mins

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