



SECURE OPEN STORAGE SITE With Adjacent Storage & Warehouse

TO LET

0.75 Acres + 5,800 sq ft Unit

**Mudlands Industrial Estate, Manor Way,
Rainham, Essex, RM13 8RH**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Mudlands Industrial Estate is well located on the south side of New Road (A1306), at the junction with Manor Way, approximately half a mile to the west of Dover's Corner roundabout.

The Estate benefits from excellent access to the A13 which in turn provides fast access to Central London and the M25.

Rainham has been the subject of substantial new warehousing and light industrial property development in recent years and as a result has become a well recognised location in East London for logistic and distribution.

The new Beam Park Railway Station is now under construction and is due to open in May 2022, providing connections to Fenchurch Street and is about 10 minutes' walk from the property.

The Property

The property comprises a cleared site of approximately 0.75 acres, fronting the New Road. The site is fully concreted and both electrical power and water are available.

The site is secure with palisade fencing and lockable double gates.

Adjacent to the site, is a storage building of steel frame construction extending to approximately 5,800 sq ft and would provide wind and watertight storage.

The unit benefits from a single full height loading door, 3 Phase power and lighting.

Lease

The property is available either as a whole or separately on a new lease for a term of 5 years.

Rent

TBA

Service Charge

A nominal service charge may be applicable for maintenance of the access road.

Business Rates

Interested parties are advised to contact The London Borough of Havering, to establish whether any business rate liability is applicable.

Energy Performance Certificate

An EPC will be available to interested parties

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing/Further Information:

Strictly by appointment through sole agents:



Nick Haywood

nick@sbhpageread.co.uk
020 7474 9898



Ben Pater

ben@sbhpageread.co.uk
020 7474 9898

www.sbhPageRead.co.uk

NGH11058par

sbh Page & Read conditions under which particulars are issued

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(i) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (iii) No person in the employment of sbh Page & Read has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) All rents, prices or other charges given are exclusive of vat; (v) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.

sbh Page & Read is a trading name of Haywood & Sonnet Limited. Company Registration No. 6448682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH



sbhPageRead.co.uk