

# Beam Park, Unit 6, 16 Halewood Way, Rainham, Essex, RM13 8QZ

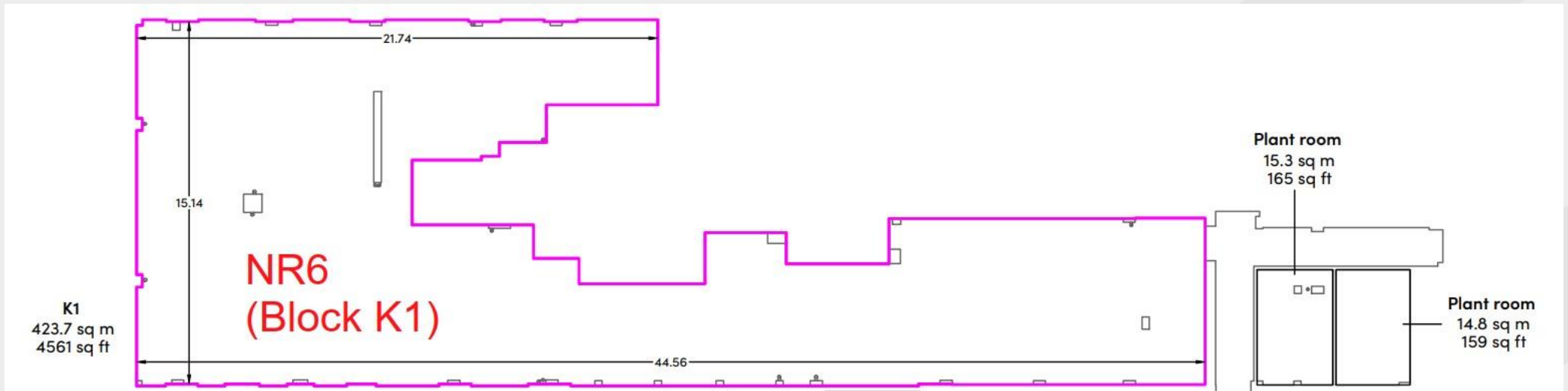
**TO LET / FOR SALE**

**Class E Retail / Leisure**

**4,561 sq ft / 423.7 sq m**

**£72,976 per annum / £750,000**

# Ground Floor Retail Unit – Class E



- 3 Phase Electricity, 5 kN/m<sup>2</sup> Floor Loading and Capped Utilities
- Great road links
- Next to Sainsbury's Local, Nero Lounge Restaurant and Beam Park Medical Centre
- 100m from new Beam Park Primary School (opening Sept 2024) and Rainbow Angels Day Nursery

# BEAMPARK®

Explore a beautifully planned new neighbourhood

## CENTRAL PARK

The new Central Park will be the heart of the community. The park will promote biodiversity and include children's play areas, outdoor exercise/workout equipment and plenty of space for residents to socialise and relax.

## LINEAR PARK

A boulevard style green corridor and Linear Park with pedestrian and cycling routes, creating a new strategic route along Beam Parkway to connect Beam Park and Rainham Village.

## BEAM SQUARE

A landscaped square encircled by Sainsbury's Local Nero Lounge Restaurant and additional commercial units.



**MULTI-FAITH CENTRE**  
Proposed

**GYM**  
Under construction

**RAINBOW ANGELS NURSERY**  
Open

**PARK VIEW**

**PRIMARY SCHOOL**  
Opening late 2024

**MEDICAL CENTRE**  
Opening early 2024

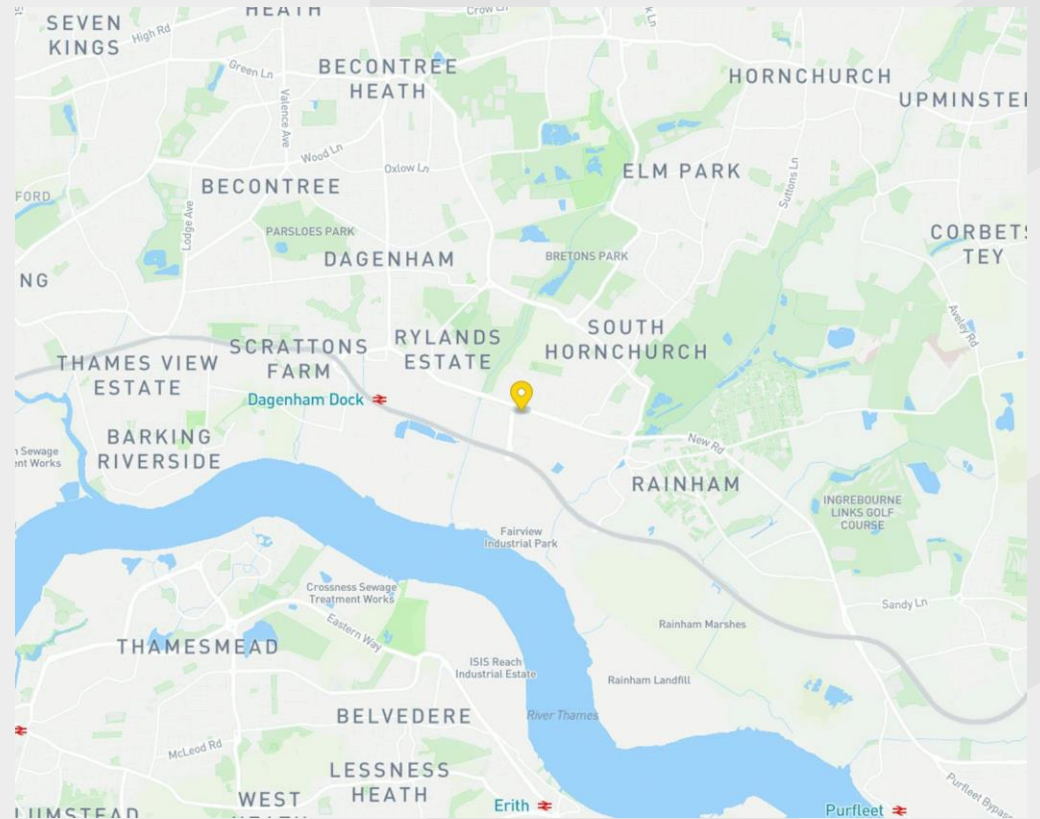
**SOUTH GARDENS**

## Description

The new destination Beam Park, by Countryside (part of Vistry Group) and L&Q, is situated on New Road Rainham. There are direct links to the City and beyond. The Beam Park development comprises of 3,000 residential units (rising to 3,900 subject to planning), a proposed new railway station, mixed-use commercial and community spaces. The unit is offered in shell and core condition with shopfronts installed and capped off services.

## Location

Located between Dagenham Dock and Rainham stations on the London, Tilbury & Southend railway line; which is operated by C2C. London Fenchurch Street Station is a 21 minute train journey from Dagenham Dock and 24 minutes from Rainham Station. Dagenham Heathway & East (District Line) are approximately 1.5 miles away from Beam Park.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground	4,561	423.7	Available

### Tenure

New Lease / Long Leasehold

### EPC

B (33)

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Nowsher Alam

07967776358

nowsher.alam@strettons.co.uk



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