

INDUSTRIAL / WAREHOUSE UNIT PLUS EXTENSIVE YARD

TO LET

20,120 Sq Ft

Unit 4, Mudlands Industrial Estate, Manor Way, Rainham, Essex, RM13 8RH



Location

The Mudlands Industrial Estate is situated on the south side of New Road (A1306) at the junction with Manor Way about half a mile west of the Dovers Corner roundabout. There is excellent access to the A13 and subsequently the M25 and central London.

Rainham has seen substantial new warehousing and industrial property development in recent years, confirming the significance of the location for logistics and distribution.

Description

This unit is of steel frame construction and benefits from the following features:

- Three electric loading doors
- Fenced and gated yard
- 4m eaves. 6.2m to apex
- 3 phase power
- Good quality Offices and amenities
- Allocated car parking
- Lighting to warehouse and offices



Floor Area

Floor Area Warehouse & Ancillary Areas: 18,120 sq ft
Frontage Offices: 2,000 sq ft
Total Floor Area Approx. 20,120 sq ft

Tenure

The property is available on a lease outside the Landlord and Tenant Act.

Rent

At a rent of £225,350 per annum exclusive of vat, business rates, service charge and all other outgoings..

Business Rates

Business Rates will be payable to London Borough of Havering.

Service Charge

An annual service charge will be payable towards the maintenance and upkeep of the common areas of the estate.

Energy Performance Certificate

The property has an EPC rating of 97 – D

Full Certificate and Report is available to interested parties for inspection.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



NICK HAYWOOD

020 7474 9898
nick@sbhpageread.co.uk

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 presentation or warranty whatever 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 requirement.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration no. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH.

NGH11198par Follow us at: www.twitter.com/sbh/PageRead



COMMERCIAL PROPERTY SPECIALISTS
Nicon House, 45 Silver Street, Enfield EN1 3EF
OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE. REGIONAL COVERAGE

