

2 SPECULATIVE INDUSTRIAL /
WAREHOUSE UNITS
36,450 - 85,000 SQ FT
(GIA Approx)

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 AVOCET

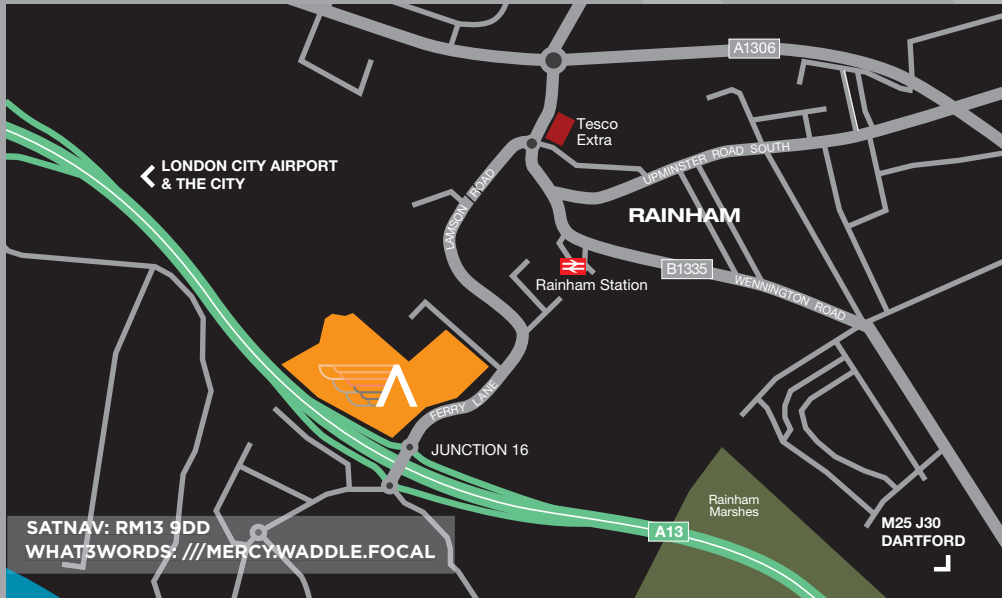
DISTRIBUTION PARK

A13 | RAINHAM | ESSEX | RM13 9DD



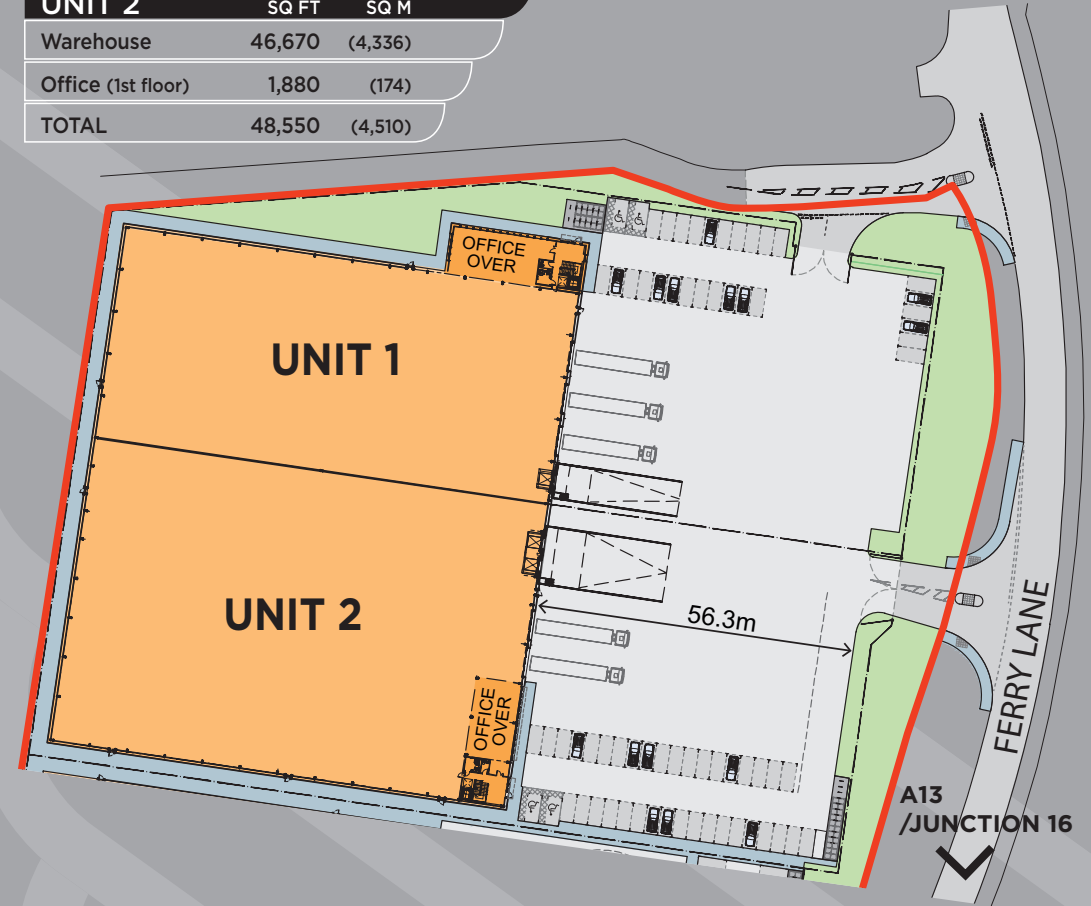
AVAILABLE TO LET – Q4 2024

- High quality distribution/production units
- 50kN/m² floor loading
- Dock and level loading access
- 12m minimum eaves height
- High quality office space (Cat A)
- Self-contained and secure yards with 56m depth
- Photovoltaic Panels
- Electric Vehicle charging points



UNIT 1	SQ FT	SQ M
Warehouse	34,450	(3,200)
Office (1st floor)	2,000	(186)
TOTAL	36,450	(3,386)

UNIT 2	SQ FT	SQ M
Warehouse	46,670	(4,336)
Office (1st floor)	1,880	(174)
TOTAL	48,550	(4,510)



VIEWING: For further details contact the joint agents.

TERMS: New leases available on terms to be agreed.

PHASE 3 D&B: Land available for D&B - more information available upon request.

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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. January 2024.

A development by
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