

FOR SALE / TO LET

Industrial/Warehouse Unit

4,212 sq. ft. (391 m²)

UNITS B7 & B8, SUTTONS BUSINESS PARK,

New Road, Rainham, Essex RM13 8DE



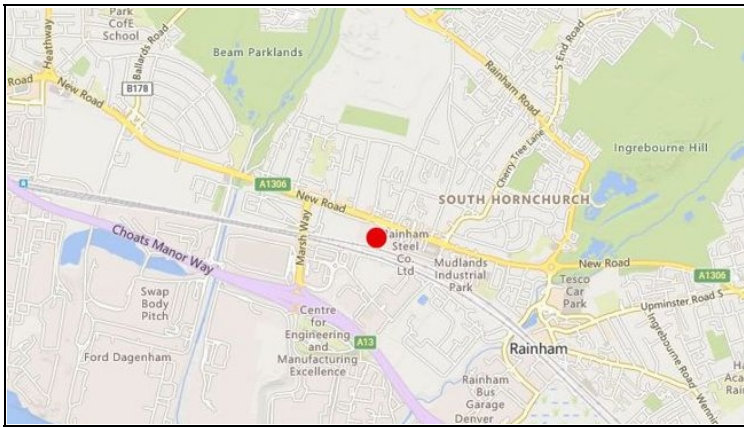
- WC facilities
- 3 phase power
- Mezzanine Storage

- Parking
- Gas
- Established estate

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property is ideally situated on this popular industrial estate located with easy access to the A13 connecting to the City to the west and the M25 and national motorway network to the east.

DESCRIPTION

The property comprises mid-terrace industrial units of steel portal frame construction with profile cladding to the exterior, with access via a personnel access door and two roller shutter doors.

Internally, the ground floor provides a small office to the front with predominantly open plan warehouse accommodation behind, with WC and kitchen facilities. The unit benefits from a full mezzanine, providing storage accommodation at first floor.

ACCOMMODATION

Ground Floor Warehouse:	2,106 sq. ft. (196 m ²)
Additional Mezzanine:	2,106 sq. ft. (196 m ²)
Total:	4,212 sq. ft. (391 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available to purchase on a freehold basis with vacant possession. Alternatively, the property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

PRICE / RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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