

TO LET

**Industrial / Warehouse Unit with
substantial yard**

6,297 sq. ft. (585 m²) Plus 16,325 sq. ft. Yard

**184 NEW ROAD,
Rainham, Essex RM13 8RS**



- Excellent road links
- Single storey warehouse with first floor ancillary office
- Yard laid to hardstanding
- Substantial yard area to front and rear of property
- Excellent prominent position
- All mains services

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated in a prominent position along New Road which in turn provides 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 a single storey industrial/warehouse arranged across two bays plus ancillary first floor office accommodation. Externally, the property benefits from an extensive self-contained yard at both the front and rear of the property.

ACCOMMODATION

Ground Floor:	4,867 sq. ft. (452 m ²)
First Floor:	1,430 sq. ft. (133 m ²)
Total:	6,297 sq. ft. (585 m²)
Total Yard Area:	16,325 sq. ft. (1,516.62 m ²)

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

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

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.

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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