

FOR SALE

Industrial Unit and Office plus Yard

3,991 sq. ft. (371 m²) on 0.32 acres

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

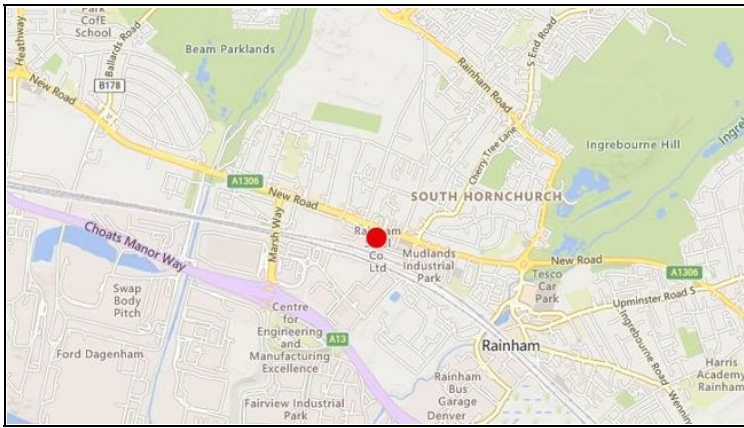


- Excellent road links
- Unconditional offers only
- Yard laid to hardstanding

- Immediately available with vacant possession
- 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 broadly regular shaped site with a detached two storey office building at the front and a detached warehouse/workshop unit at the rear of the site. The office accommodation provides a series of individual rooms and welfare facilities. The industrial building is divided into three sections which are each separately accessed via roller shutter loading doors. One of the sections benefits from a mezzanine providing an office/training room area. The remainder of the site is laid to concrete hardstanding providing open storage accommodation in addition to a forecourt area to the front of the office building providing car parking.

ACCOMMODATION

Office:	1,232 sq. ft. (114 m ²)
Warehouse:	2,362 sq. ft. (219 m ²)
Mezzanine:	397 sq. ft. (37 m ²)
Total:	3,991 sq. ft. (371 m²)
Total Site Area:	0.32 acres (0.13 hectares)

The above floor areas are approximate and have been measured on a gross internal basis and taken from Promap digital mapping.

TENURE

The property is available for sale on a freehold basis with vacant possession.

PRICE

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 at rating C.

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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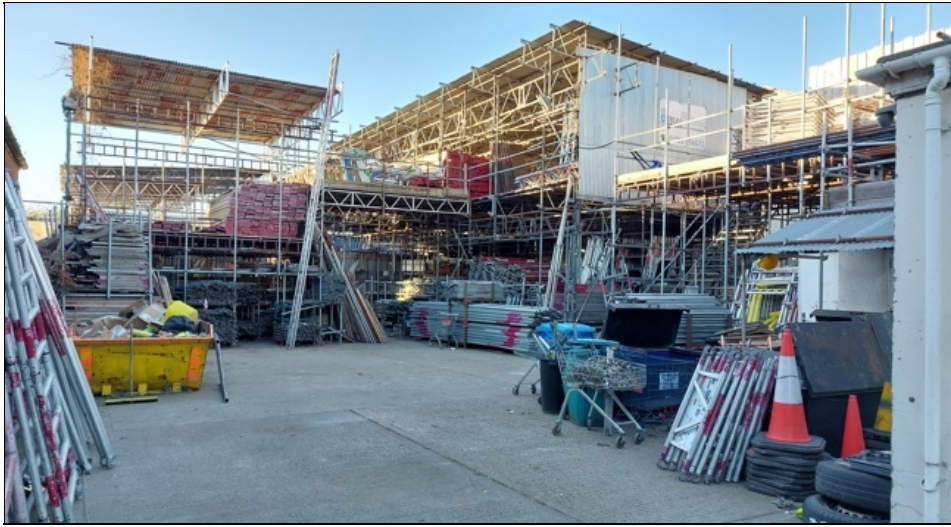
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Ref: AR4796/BC 01.24



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