

# TO LET

Open Storage Yard / Former Waste Transfer Station

1.5 - 3.65 acres (0.607 - 1.477 hectares)

Frog Lane

Off Marsh Way, Rainham, RM13 8UG



- Excellent road links via A13
- Concrete hard standing to whole of site
- Workshop and warehouse units on site

- Consent for use as a waste transfer station
- Current waste transfer permit for non-hazardous waste
- 250,000 tonnes per annum capacity

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LAND & DEVELOPMENT

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# Frog Lane, Off Marsh Way, Rainham, RM13 8UG

## Location

The property is located at the end of Frog Lane, which is a private road, access from Marsh Way. This in turn provides direct access to the A13 in both directions, providing excellent road links to London to the West and to the national motorway network via the M25 to the East.

## Description

The property comprises a regular shaped open storage yard. The site is fenced to the perimeter and laid to concrete hardstanding. The site is secured by way of a gated entrance at the top of Frog Lane.

Whilst the site is currently occupied as a whole, our client will consider splitting into two self-contained sites. Further information on request.

Situated on the site are three structures comprising an open sided waste transfer unit, a two-bay vehicle workshop and a single storey warehouse unit.

The waste transfer unit is a three-sided structure benefitting from 13m eaves with its purpose to be used as part of a waste transfer station.

The two-bay workshop comprises a detached industrial unit with an eaves height of 8m and is accessed via two loading doors. Internally the unit benefits from an inspection pit for working beneath vehicles, in addition to an ancillary storeroom/office area, plus WC.

The warehouse unit, referred to as the “baling shed” is of single skin construction with an eaves height of 5.5m and is accessed via three electric roller shutter loading doors to the end and flank of the unit.

We are advised that the property has consent for use as a waste transfer station and currently has a waste transfer permit for non-hazardous waste with a 250,000 tonne per annum capacity, further information available upon request.





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## Accommodation

Measured on a Gross Internal Basis and using Promap digital mapping, the property provides the following approximate areas:

Waste Transfer unit - 7,987 sq.ft. (742 sq.m)  
Two Bay Workshop - 2,509 sq.ft. (233.05 sq.m)  
Baling Shed - 2,936 sq.ft. (272.78 sq.m)

Total Site Area - 3.65 acres (1.477 ha)

Our client may consider splitting the site to provide a self-contained 1.5 acre and a 2 acre site, if required.

## Tenure

The property is available, either split or as a whole, by way of a new full repairing and insuring lease on terms to be agreed.

## Rent

On application.



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## 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

The Workshop has an EPC rating of B49.

## Legal Fees

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

## Viewings and contact

All enquiries to be directed to the sole agents:

### Ben Collins

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