

TO LET

Modern Industrial Unit
with secure yard

5,618 sq. ft. (522 m²)

UNIT 12, SWIFT BUSINESS PARK,
Creek Way, Rainham, Essex RM13 8EN

***Indicative**

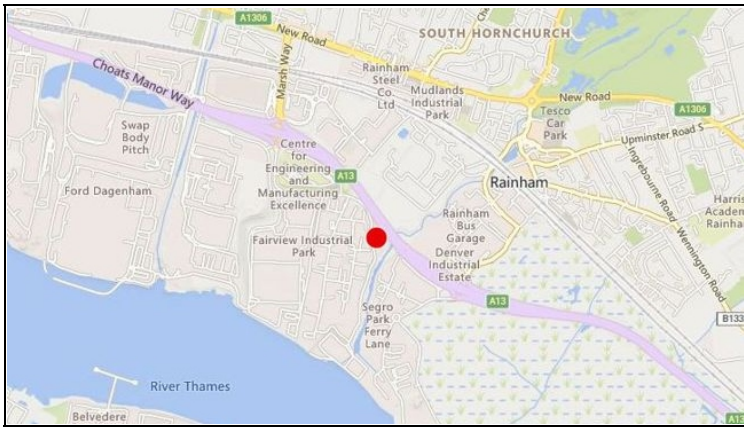


- High quality unit
- First floor offices
- 8m eaves height

- Adjacent to A13
- EV charging point
- Secure gated estate

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The site is located at Creek Way, close to the Marsh Way junction of the A13. Easy access is provided to the M25 to the east and the A406 and City of London to the west.

DESCRIPTION

The property is a mid-terrace industrial unit of steel frame construction enclosed by brick, block and profile sheet cladding. The unit is currently configured to provide predominantly open plan warehouse accommodation with stores on the ground floor and high quality office accommodation across the mezzanine level. The property benefits from WC/DWC and kitchenette, LED lighting and 3 phase power. Externally, there is a secure gated yard with EV charging points.

ACCOMMODATION

Ground Floor:	4,885 sq. ft. (454 m ²)
Mezzanine:	733 sq. ft. (68 m ²)
Total:	5,618 sq. ft. (522 m²)

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

TENURE

The property is available on a leasehold basis 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

From enquiries made of the VOA, we are advised that the property has a rateable value of £34,250. Interested parties are advised to make their own enquiries of the London Borough of Havering.

EPC

An EPC has been commissioned at Band A.

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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