

TO LET

High Bay Warehouse plus yard

12,500 - 19,452 sq. ft. (1,161 - 1,807 m²)

SELF-CONTAINED BAY 1 & 2, ARION HOUSE,

Fairview Industrial Park, Rainham, Essex RM13 8UH

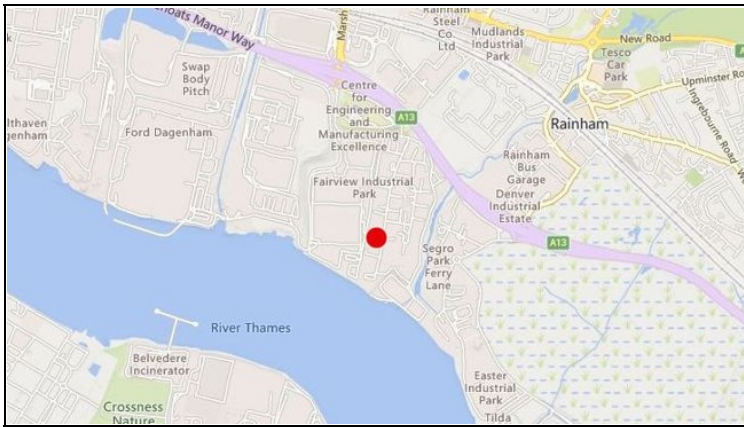


- 10.5m min. eaves height rising to 13m
- Canopy loading areas
- Kitchen & WC facilities

- 2x level access Loading Doors
- First Floor Offices
- External yard area

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
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LOCATION

The property is situated at the rear of the established and popular Fairview Industrial Park which connects directly to the A13 via Marsh Way. This in turn provides easy access to the M25 and the A406 North Circular to the west.

DESCRIPTION

The property comprises predominantly clear warehouse accommodation with a minimum eaves height of 10.5m rising to 13m. The warehouse is accessed via two level access electric roller shutter loading doors with canopies providing covered loading areas. Separate office accommodation is provided at first floor, comprising predominantly open plan accommodation with two glass partitioned rooms plus kitchenette and WC facilities. The offices benefit from gas central heating and part air-conditioning. The warehouse benefits from a separate 3 phase power supply. Externally, the tenant will have use of the majority of the external yard areas which are laid to hardstanding and secured by an intercom controlled entrance gate.

An additional bay within the warehouse can also be made available, if required (more information on request).

ACCOMMODATION

Ground Floor Warehouse:	12,476 sq. ft. (1,159 m ²)
First Floor Office:	1,976 sq. ft. (184 m ²)
Total:	14,452 sq. ft. (1,343 m²)
Additional warehouse bay:	5,000 sq. ft. (465 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 a 12 month rolling basis.

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

The property has an EPC rating of C.

LEGAL FEES

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

CONTACT

Strictly by appointment via joint agents:

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