

TO LET

**Industrial / Warehouse with
substantial yard**

14,364 sq. ft. (1,334 m²) on 1 Acre Site

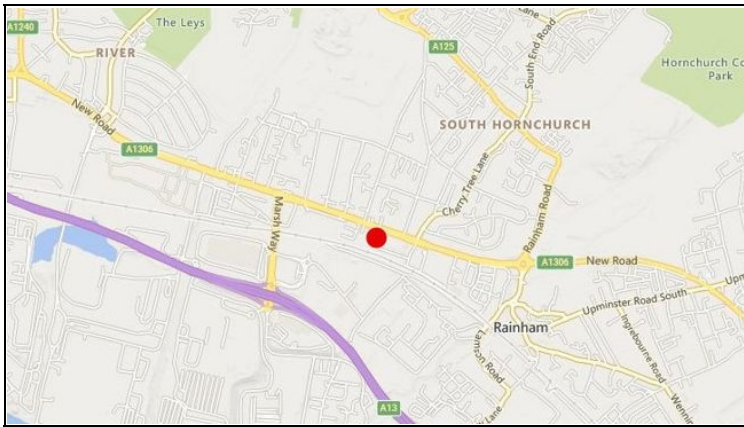
**184 & 184A NEW ROAD,
Rainham, Essex RM13 8RS**



- Excellent road links
- Substantial yard area to front and rear of property
- Single storey warehouse with 2 storey ancillary office
- Immediately available with vacant possession
- All mains services
- Excellent prominent position

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 regular shaped site with a detached building in the centre which has been divided into two. The majority of the site is allocated to No. 184 (previously occupied by Brandon Tool Hire) and benefits from the larger building area and yard space at both the rear and front of the property. The smaller unit, 184a, has previously been occupied as a garage and benefits from part of the front yard area only.

ACCOMMODATION

184:	10,263 sq. ft. (953 m ²)
184A:	4,101 sq. ft. (381 m ²)
Total:	14,364 sq. ft. (1,334 m²)
Total Site Area:	1 Acre (4,046 m²)

The above floor areas are approximate and have been provided by our client 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

184: Rating C.
184A: Rating E.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Ben Collins
Tel: 01708 766733 / 07740 565222
Email: ben.collins@kemsley.com

Kieran Conlan
Tel: 01708 766733 / 07969 743810
Email: kieran.conlan@kemsley.com

Taylor Phillips
Tel: 01708 766733 / 07538 156411
Email: taylor.phillips@kemsley.com

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