

TO LET

To be refurbished
Industrial / Warehouse Unit
2,080 sq. ft. (193 m²)

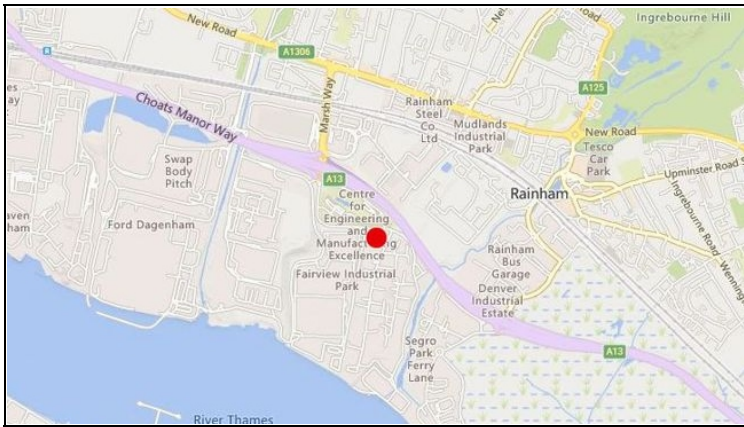
UNIT 6, MANOR WAY BUSINESS CENTRE,
Marsh Way, Rainham, Essex RM13 8UG



- 6m Minimum Eaves Height
- Three Phase Power Supply
- Mezzanine Storage
- Electric Roller Shutter
- Four Allocated Parking Spaces
- Additional External Storage Area

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated off Manor Way on the popular and established Fairview Industrial Estate. The estate connects directly with the A13 providing excellent access into central London to the west or the national motorway network via the M25 to the east.

DESCRIPTION

The property comprises an end of terrace steel framed industrial unit enclosed with brick, block and profile steel cladding with an apex roof over. Internally, the unit provides open plan warehouse/industrial space with additional structural mezzanine providing office storage accommodation to the rear of the property. The property is due to undergo a programme of light refurbishment works to include new LED lighting, WC facilities and repaint throughout. Externally, the property benefits from an area of land adjacent to the unit providing space for storage and 4 allocated parking spaces.

ACCOMMODATION

Ground Floor:	1,662 sq. ft. (154 m ²)
Mezzanine:	418 sq. ft. (39 m ²)
Total:	2,080 sq. ft. (193 m²)

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 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 Valuation of Agency, we are advised that the property's Rateable Value of £18,000. Interested parties are advised to make their own enquiries of the London Borough of Havering.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band D.

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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