



YARD APPROX. 3,826 SQ FT (355 SQ M) FOR SALE

Price: £225,000

Plot 20
Willoughby Drive
Rainham
Greater London
RM13 7SX

- Regular shape
- Compacted surface
- Double gates
- Water connection to boundary

PLOT 20, WILLOUGHBY DRIVE, RAINHAM,
GREATER LONDON, RM13 7SX

Location

The property occupies a position on a small industrial/residential estate, accessed via York Road, fronting Rainham Road South (A1112). The A13 is approximately 1.8 miles distant (Marsh Way Roundabout), providing a link to the M25 at the Mardyke Junction and the North Circular Road at Beckton Roundabout. Dagenham East Train Station is approximately 1 mile away, providing a service to London (Tower Hill) in approx. 33 minutes.

The Property

The property comprises a regular shaped yard with compacted surface. There is palisade fencing to part and access is via double gates to the front. The site has a water connection to boundary but no power/drainage. A 20ft container is located on site and can stay or be removed according to purchaser requirements.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Yard	3,826	355.44
TOTAL	3,826	355.44

Terms

For sale with vacant possession.

Figures

£225,000 for the freehold with vacant possession.

VAT

Awaiting confirmation if applicable.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

Not Applicable.

Business Rates

We believe the Rateable Value to be £15,750 (2026), making rates payable approximately £6,804 (26/27). Small Business Rate Relief may apply however interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Anti Money Laundering

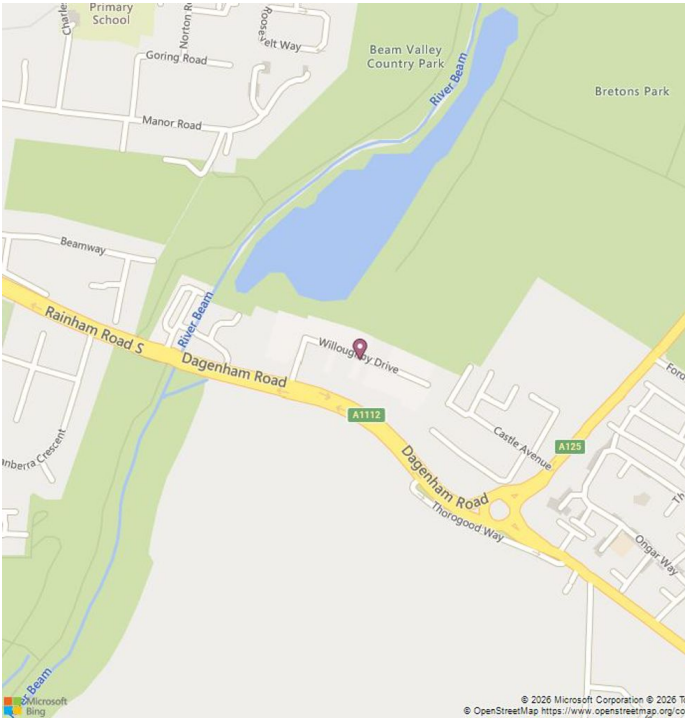
All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

Agents Note

All figures quoted are exclusive of VAT (if applicable). No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested. These particulars are awaiting client approval and may be subject to changes.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
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