TO LET

Office Building
with Ancillary Storage and Yard

2,514 sq. ft. (234 m²)

154 RAINHAM ROAD,

Rainham, RM13 7SA



- Air-conditioning (untested)
- Forecourt
- Good quality office accommodation
- CCTV
- Ancillary storage / yard
- Loft access

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU







LOCATION

The property is located on Rainham Road, just a short walk from a parade of shops and conveniently situated for road and transport links. Rainham station is less than a mile away, and Dagenham East station is within 1.5 miles. The nearby A13 provides easy access to Central London to the west and the M25 and wider motorway network to the east.

DESCRIPTION

The property comprises an end of terrace, two storey office building with rear storage and a small yard. The property currently comprises a series of smaller rooms utilised as office accommodation, with suspended ceilings, painted walls and carpeted flooring throughout. The property benefits from kitchenette and allocated WCs to the ground floor, with CCTV cameras and air-conditioning throughout. There is storage by way of ancillary stores accessed internally via a personnel door and also by electric roller shutter leading out to the gated yard area.

ACCOMMODATION

Ground Floor:	1,642 sq. ft. (153 m²)
First Floor:	872 sq. ft. (81 m²)
Total:	**2,514 sq. ft. (234 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

£45,000 per annum exclusive.

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 £9,400. Interested parties are advised to make their own enquiries of the London Borough of Havering.

EPC

An EPC has been commissioned at Band C.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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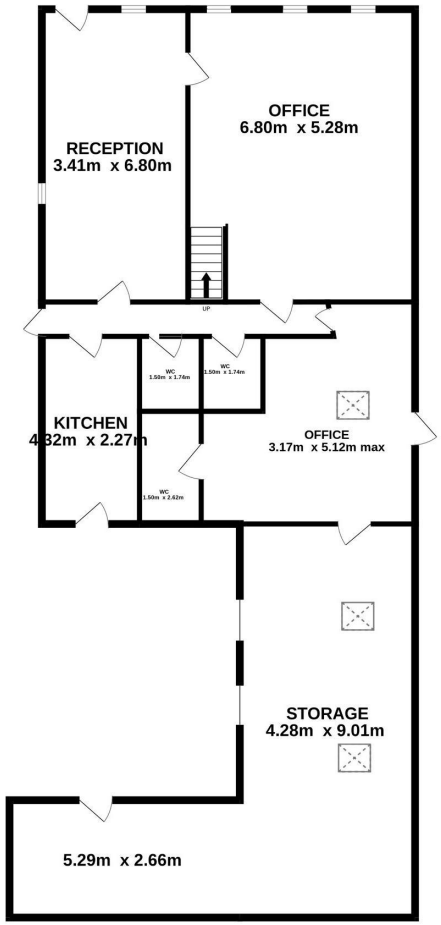




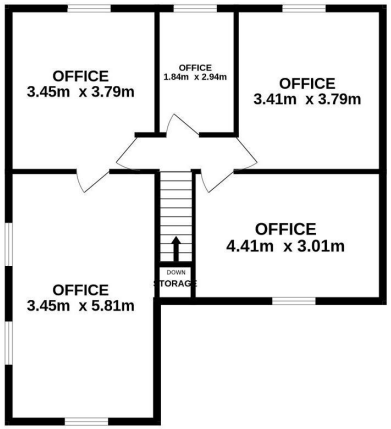
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GROUND FLOOR
155.5 sq.m. approx.



1ST FLOOR
68.8 sq.m. approx.



TOTAL FLOOR AREA : 224.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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