# FOR SALE / TO LET

Open Storage Yard/Depot
Including Workshop and Offices

11,356 sq.ft. (1,055 sq.m) on a site of 1.5 acres (0.61 hectares)

**Emerson House**
Freshwater Road, Chadwell Heath, RM8 1RX




- Self-contained site
- Concrete hardstanding
- Detached workshop building
- Two detached office buildings
- All mains services
- Excellent transport links

KEMSLEY LLP
PROPERTY CONSULTANTS
www.kemsley.com

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

# Emerson House, Freshwater Road, Chadwell Heath, RM8 1RX

## Location

The property is situated on the southern side of Freshwater Road, approximately midway between its junction with Valance Avenue to the west and Whalebone Lane South (A1112) to the east. Road connectivity is excellent, with the A12 approximately 1.2 miles to the north, providing links to the A406 to the west and the M25 at Junction 28 to the east. Chadwell Heath Station (Elizabeth Line) is located just 0.4 miles (5 min walk) from the property.

## Description

The site comprises a predominantly open yard area with ancillary buildings positioned at the front and rear of the site. The site is laid to concrete hardstanding and is fenced to the perimeter, with electronically controlled gated access.

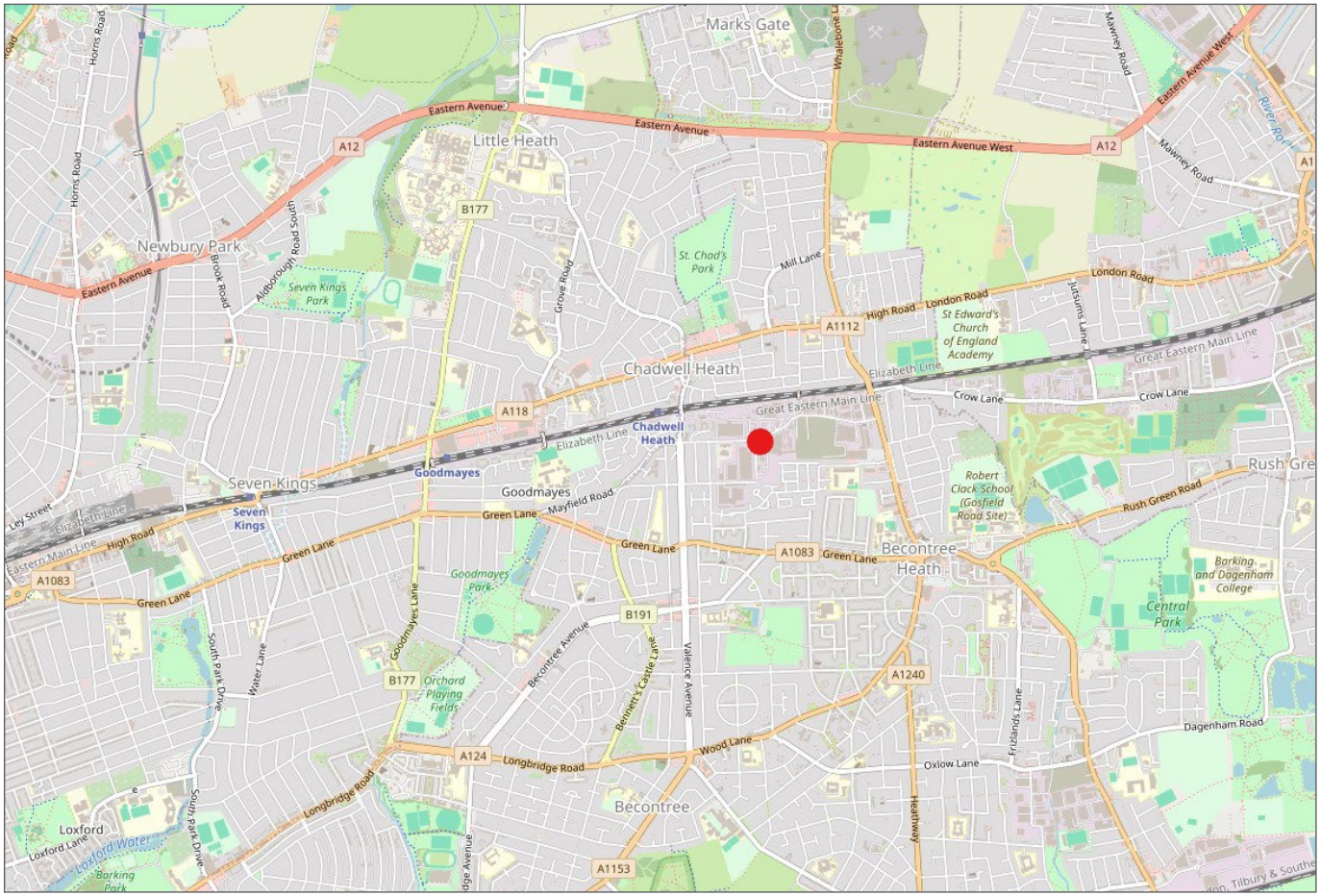
At the front of the site is a two-storey office block providing a mix of cellular offices, a kitchen, secure store, and WC facilities at ground floor level. The first floor includes a boardroom, additional cellular and open-plan office space, and further WC facilities. Along the flank wall of the office are 6 EV chargers. Adjacent to this is an additional detached building, also located at the front of the site. This building offers a ground floor meeting room, storage room, and an open-sided canopy area, while the first floor comprises open-plan and cellular offices, a kitchen/staff room, meeting room, and WCs.

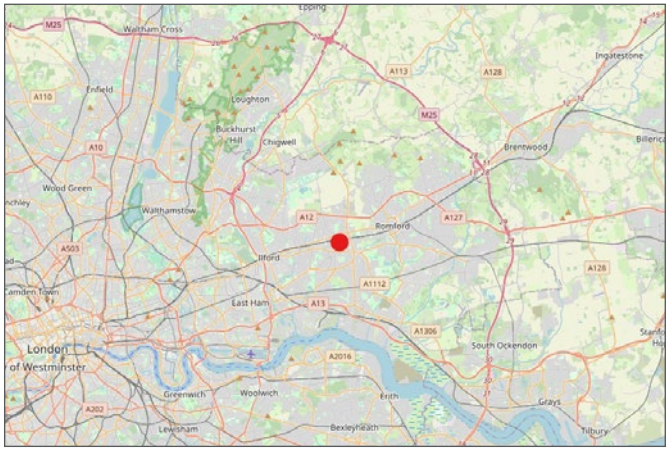
To the rear of the site is a detached industrial building, which includes a large open-plan workshop, ancillary workshop space, office, and WCs at ground floor level. A mezzanine level provides a kitchenette/staff room, canteen, WCs, and a parts store.

Within the yard, there is an outbuilding which includes a changing room with an adjoining shower room and WC.

We are advised that the site benefits from all mains services.

Adjacent to the workshop building is an external mezzanine structure used for storage. We are advised by our client that this can either remain in-situ or be removed, as required.






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## Accommodation

The following floor areas are approximate and have been measured on a gross internal basis:

| | | |
|---|---|---|
| Main office building: | 2,758 sq. ft. | (256.2 m2) |
| Smaller office building: | 1,542 sq. ft. | (143.3 m2) |
| Workshop: | 6,843 sq. ft. | (635.7 m2) |
| Outbuildings: | 213 sq. ft. | (19.8 m2) |
| Total site area: | 1.5 acres | (0.61 ha) |

## Tenure

The property is available for sale on a freehold basis with vacant possession. Alternatively, the property is available by way of a new full repairing and insuring lease on terms to be agreed.

## Rent/Price

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.










# Emerson House,
# Freshwater Road,
# Chadwell Heath, RM8 1RX

## EPC
An EPC for each building has been commissioned. Ratings range from Band C - D. Further details available on request.

## Business Rates
Interested parties are advised to make their own enquiries.

## 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 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.

## Viewings and contact
All enquiries to be directed to the sole agents:


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