

TO LET

Warehouse / Trade Counter plus extensive yard

42,400 sq. ft. (3,939 m²) on a site of 1.95 acres (0.79 ha)

124 NEW ROAD,
Rainham, RM13 8RS



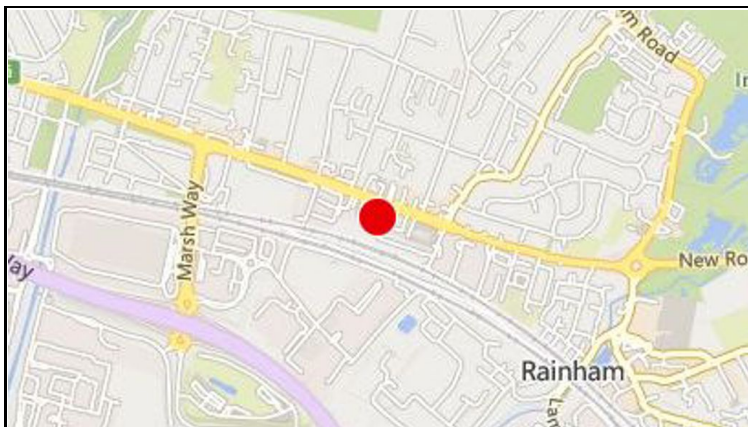
- Self-contained secure site
- Excellent road links
- Ancillary trade counter and offices

- Prominent position
- 5.25 metre min. eaves height
- All mains services

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property is located on the south side of New Road, immediately adjacent to the Suttons Business Park Industrial Estate. The property benefits from excellent road links via New Road (A1306) and the A13 via its junction with Marsh Way.

DESCRIPTION

The property comprises a detached single storey warehouse building of steel frame construction with brickwork elevations. Internally, the accommodation is predominantly clear warehouse space supplemented by a two storey flat roofed front block providing a trade counter and office area. Externally, the property benefits from yard areas laid to hard standing to the front and rear of the building, providing parking, loading and external storage. Loading is provided by way of a single roller shutter on the front elevation in addition to a further shutter at the rear.

ACCOMMODATION

Ground Floor Warehouse:	38,450 sq. ft. (3,572 m ²)
Ground Floor Ancillary:	2,372 sq. ft. (220 m ²)
First Floor Offices:	1,578 sq. ft. (147 m ²)
Total:	42,400 sq. ft. (3,939 m²)
<i>Total Site Area:</i>	<i>1.95 acres (0.79 ha)</i>

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 of the relevant local authority.

EPC

An EPC has been commissioned at rating 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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