

TO LET

Warehouse Unit With Secure Yard

15,155 sq. ft. (1,408 m²)

**UNIT 12, LAMSON ROAD,
Rainham, RM13 9YY**



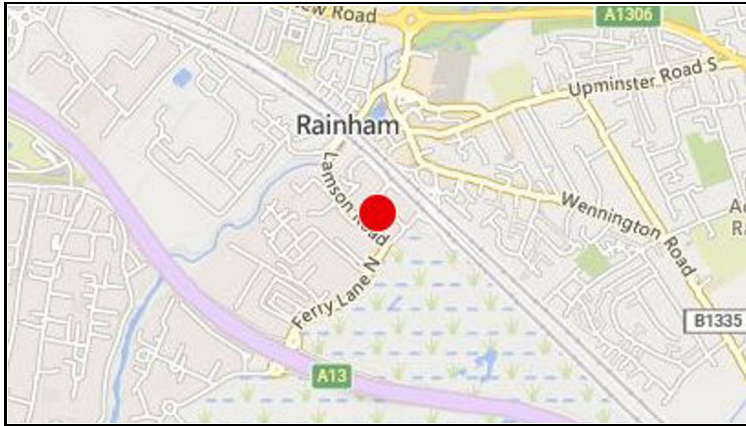
- Secure yard measuring approximately 0.2 acres
- Ancillary offices
- 3-Phase power

- 6.5 metre eaves height
- Roller shutter loading door
- Excellent road links via A13

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is situated on a self-contained site accessed via Lamson Road and in close proximity to the A13. The property is approximately 6 miles from Junction 30 of the M25 providing access to the national motorway network. The property is also in close proximity to Rainham C2C railway station providing a regular service to London Fenchurch Street.

DESCRIPTION

The property comprises an end of terrace warehouse unit of steel portal frame construction enclosed by brick, block and profile steel cladding. Externally, the property benefits from a secure yard to the front laid to hard standing with roller shutter access to the warehouse. Internally, the property benefits from ancillary offices with kitchen, W/C and shower facilities.

ACCOMMODATION

Ground Floor:	14,656 sq. ft. (1,362 m ²)
First Floor:	499 sq. ft. (46 m ²)
Total:	15,155 sq. ft. (1,408 m²)
Yard Area:	9,181 sq. ft. (853 m ²)

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

Further details upon request.

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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