

TO LET

**Trade Counter / Showroom /
Warehouse Units**

1,617 - 6,282 sq. ft. (150 - 584 m²)

HORIZON PARK

5 Rainham Road, Rainham, RM13 8SP



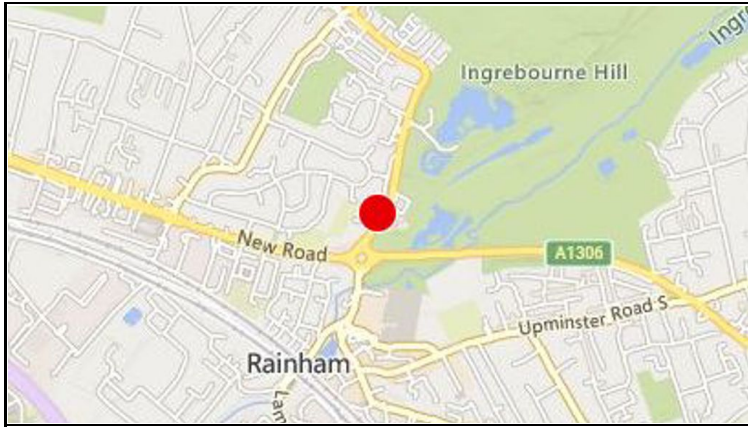
- Min. eaves heights of 2.94m (Unit 1) and 3.87m (Unit 9)
- Unit 9 has two electric roller shutters
- 3-phase power

- Prominent roadside position
- Recently refurbished
- Additional external storage area

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property is situated on Rainham Road with easy access to the A13 providing excellent access into central London to the west or the national motorway network via the M25 to the east.

DESCRIPTION

The properties comprise of two single storey industrial units. Internally, the units provide predominantly open plan industrial space. Both units benefit from personnel access via double doors. Loading to Unit 9 is by way of two roller shutter doors, one on the eastern flank with an external yard area and another on the opposite side. Externally, both units benefit from allocated car parking.

ACCOMMODATION

Unit 1:	1,617 sq. ft. (150 m ²)
Unit 9:	4,665 sq. ft. (433 m ²)
Total:	6,282 sq. ft. (584 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The units are available either individually or combined, 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 London Borough of Havering.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

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:

Kieran Conlan

Tel: 01708 963442 / 07969 743810

Email: kieran.conlan@kemsley.com

Oliver Tidder

Tel: 01708 759883 / 07538 156411

Email: oliver.tidder@kemsley.com

Ref: AR5063/KC 08.26



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