

TO LET (MAY SELL)

Modern Warehouse Unit

9,670 - 14,493 sq. ft. (898 - 1,346 m²)

UNIT 14, EASTER INDUSTRIAL PARK,

Ferry Lane South, Rainham, RM13 9BP



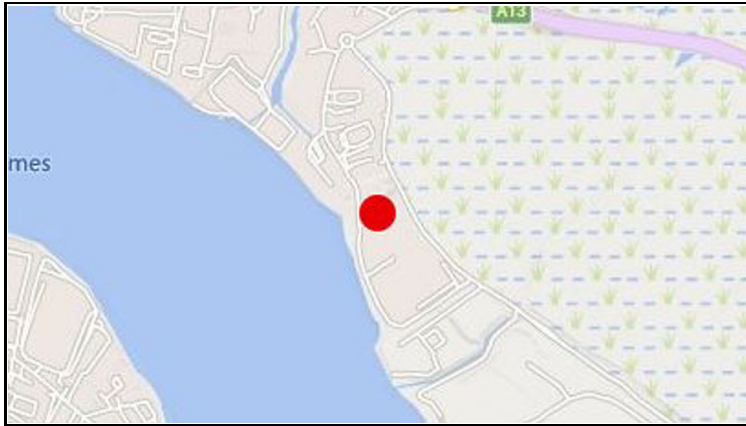
- 6.14m min. eaves height
- 15 allocated parking spaces
- Self-contained first floor Office

- 7.97m max. eaves height
- All mains services
- Extensive mezzanine

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property forms part of the Easter Industrial Park on Ferry Lane South, in an established industrial area, benefitting from easy access to the A13, A406 and M25. The location is well connected by road and rail, with Rainham station nearby providing regular services into London Fenchurch Street via the C2C line.

DESCRIPTION

The property comprises an end of terrace modern industrial unit of steel frame construction, externally clad in profile steel cladding. Internally, the ground floor provides open plan accommodation incorporating offices, showroom, WC facilities and kitchenette to the front.

At first floor level, additional offices are provided which can be self-contained if required. The property also benefits from ancillary storage via an extensive mezzanine, which may remain or be removed subject to occupier requirements. Externally, the unit offers a good sized loading area together with 15 allocated parking spaces.

Internal AI enhanced images are included for illustrative purposes only. Interested parties should rely on their own inspection of the premises. (*italics*)

ACCOMMODATION

Warehouse:	8,048 sq. ft. (748 m ²)
First floor Office:	1,622 sq. ft. (151 m ²)
Mezzanine:	4,823 sq. ft. (448 m ²)

Total: 9,670 - 14,493 sq. ft. (898 - 1,346 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. Alternatively, a sale of the long leasehold interest may be considered, full details on request.

PRICE/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.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at band B.

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 joint sole agents:

Kieran Conlan

Tel: 01708 963442 / 07969 743810

Email: kieran.conlan@kemsley.com

Ajay Tohani

Dobbin & Sullivan

Email: ajay.tohani@dobbinandsullivan.com

Ref: AR5042/KC 06.26



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