

TO LET

Open Storage Yard

1.1 Acres (0.45 Hectares)

UNIT 20-22 SALAMONS WAY

Rainham, RM13 9UL



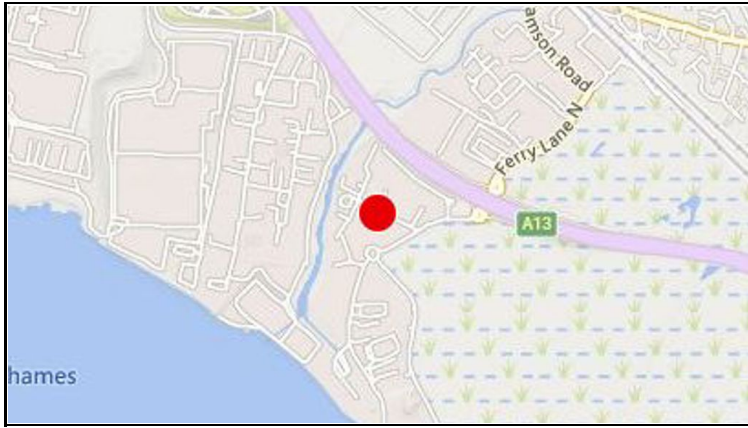
- Situated close to the Ferry Lane Junction of the A13
- Secure yard
- Mains services

- Laid to hardstanding
- Self-contained site
- 3-Phase power

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The site is situated at the bottom of Salamons Way accessed from Ferry Lane South which in turn provides direct access to the A13 providing links to London to the west and the M25 to the east.

DESCRIPTION

The site comprises a predominantly regular-shaped, self-contained open storage yard surfaced in hardstanding. It is secured by concrete perimeter fencing and benefits from a gated access point directly from Salamons Way. The property is also served by mains utilities, including a three-phase power supply.

Please note that the temporary structures currently located on site are owned by the existing tenant and will be removed upon vacation, leaving the site clear and available for occupation.

ACCOMMODATION

Total 1.1 Acres (0.45 Hectares)
The above floor areas are approximate and have been measured on a gross external basis.

TENURE

The property is available from June 2027 on a leasehold basis 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.

EPC

An EPC is not required.

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:

Ben Collins
 Tel: 01708 759887 / 07740 565222
 Email: ben.collins@kemsley.com

Kieran Conlan
 Tel: 01708 963442 / 07969 743810
 Email: kieran.conlan@kemsley.com

Ref: AR5078/BC 10.26



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY

LLP

PROPERTY CONSULTANTS

01708 766733

www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.