



Thames View
Business Centre

Fairview Industrial Park,
Rainham, Essex, RM13 8BT

**Prime Industrial / Warehouse
& Trade Units**

5,142 sq ft to 6,827 sq ft
To Let





Connect, Store & Deliver

Thames View Business Centre offers unparalleled accessibility to key logistics locations and distribution networks.

Situated adjacent to the A13, Thames View Business Centre provides direct links to the A406 (North Circular) and the M25 motorway (Junction 30), as well as swift access to central London and its vibrant customer base. The area boasts an impressive list of big brand names, serving both local and national markets.

Central London
13.0 Miles

TESCO



SIG



Tilda

Stagecoach

Rainham Train Station

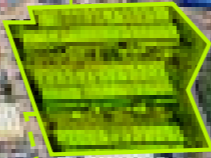
M25
4.5 Miles

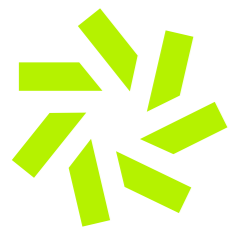
A1306

A13

A1306

A13





Providing Flexibility & Accessibility



Thames View Business Centre is a 15 unit, modern multi-let business estate offering flexible unit sizes with excellent access and loading configuration, extending to 115,401 sq ft.

The units are of steel portal frame construction with metal clad elevations. The estate is arranged in five terraces, with two shared yards. Planning is flexible with B2, B8 and E(g) (iii) Uses / Class Consents.

Unit		sq ft	sq m
A1-A2	Let	31,410	2,918
B1	Available	5,142	478
B2	Let	4,937	459
B3	Let	6,770	629
B4	Let	8,629	802
C1	U/O	5,032	467
C2	Let	4,940	459
C3	U/O	4,953	460
C4	Let	5,034	468
D1	Let	6,813	633
D2	Let	6,734	626
D3	Available	6,407	595
E1	Available	6,827	634
E2	Let	6,709	623
E3	Let	5,064	470
Total		115,401	10,721



24 Hour Security



Generous allocated parking and service yards



6.5m - 8.5m Eaves height



5.5m Full Height Loading Doors



B2, B8 and E(g) (iii) Uses / Class Consents



Ground & First Floor Ancillary Offices



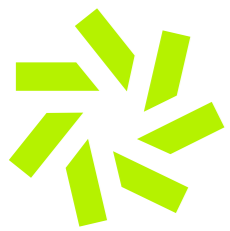
Steel Portal Frame Construction



Refurbished Units Available



*Plan not to scale: for indicative purposes only



Diverse Population & Multiple Markets

Thames View Business Centre is located on the well established Fairview Industrial Park, which extends to 65 acres and hosts approximately 125 businesses.

The A13 provides direct access to central London and links with the M25 London Orbital Motorway at Junction 30, providing access to Essex and the wider UK motorway network.



81.2%

Rainham's economically active population is 2.7% higher than the UK average.



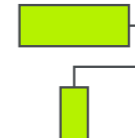
£572.2

Rainham's average weekly wage is £45 less than the UK average.



6.0%

6.0% of Rainham's population work in transportation and storage.



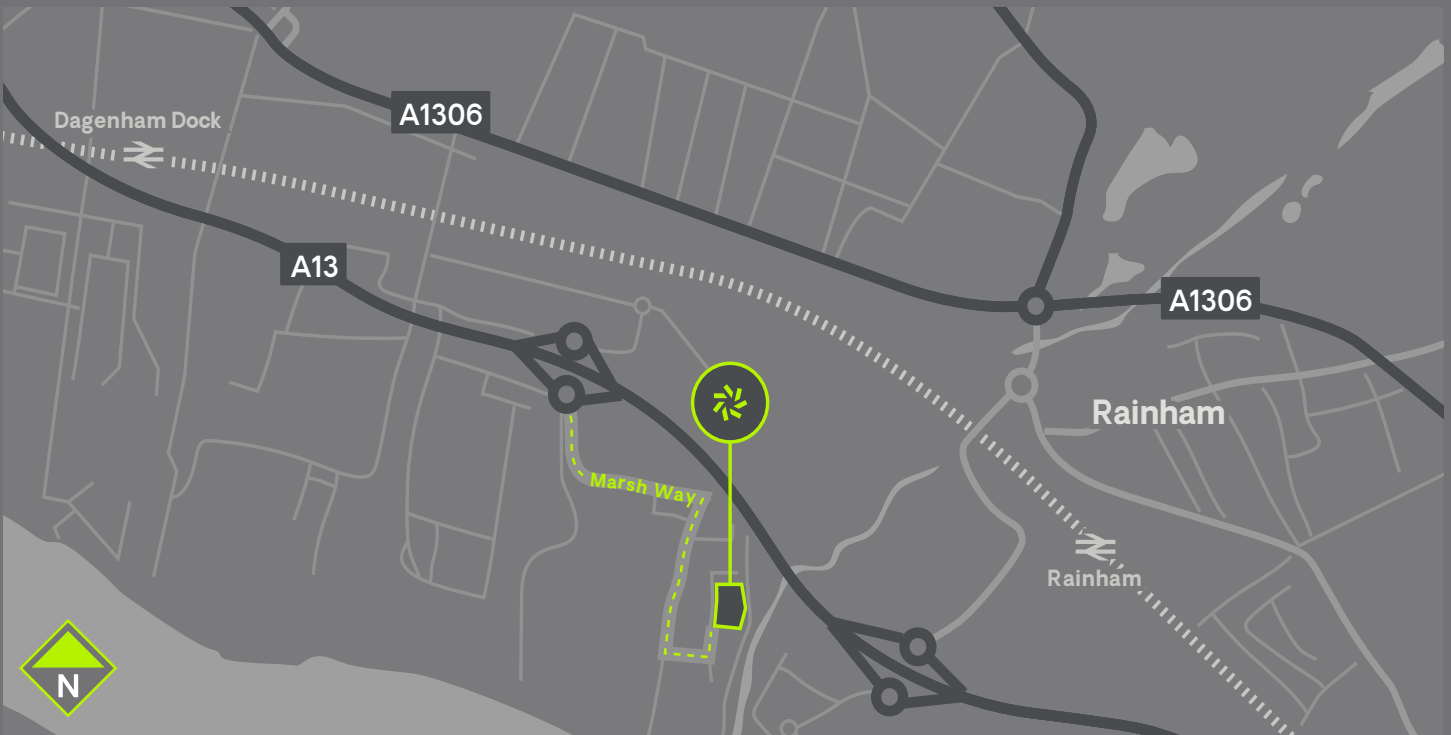
17.2%

17.2% of Rainham's population work in trade professions, 3% higher than the UK average.



Direct Access to A13 & Central London

Road	Distance	Time	Port	Distance	Time	Airport	Distance	Time
A13	0.5 miles	2 mins	Tilbury Port	13 miles	19 mins	London City	8.9 miles	20 mins
M25	6 miles	9 mins	London Gateway	17.2 miles	24 mins	Heathrow	63.9 miles	1 hr 13 mins
M20	14.3 miles	24 mins	Dover	70.6 miles	1 hr 20 mins	Gatwick	43.1 miles	52 mins
M1	40 miles	52 mins	Felixstowe	79.5 miles	1hr 30 mins	Stansted	34.6 miles	41 mins



Further Information

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