

TO LET: Bay 1 & 2, Arion House, Fairview Industrial Estate, Rainham, RM13 8UH



High Bay Warehouse & Additional Yard – 12,500 – 19,452 sq ft

- 10.5m min. eaves height rising to 13m
- Canopy loading areas
- Kitchen & WC Facilities
- 2x level Access Loading Doors
- First Floor Offices
- External Yard Area



0203 889 1010



Location

Rainham is a prime and well-established Greater London industrial location in the London Borough of Havering. The area benefits from excellent transport links, with immediate access to the A13 which leads to inner London and the M25.

The Property offers excellent connectivity to its customer base in the City of London and Canary Wharf.

Situation



The subject Property has dual access. Primary access is via Creek Way, which adjoins to Marsh Way and secondary access via Fairview Industrial estate main road, both provides direct access to the A13. Hereafter, Central London is gained easily via the A13 to the west. To the east lies the well-established East Industrial Park. Notable occupiers within Fairview include Renewi, Kream Developments, Forest Freight Ltd, FMC Logistics (UK) Ltd to name a few.

Description

The Property comprises a highly specified, modern distribution warehouse extending to 14,452 sq ft. The warehouse is clear, with tominimum eaves height of 10.5m rising 13m. Accessed via two, level access electric roller shutter loading doors with canopied loading areas. Complete with well-presented, open plan office accommodation on the first floor with kitchenette and WC facilities.

The tenant will benefit from an enclosed yard, with dual access points, one of which is electrically operated.

Accommodation	Sq Ft	Sq M
Ground Floor Warehouse	12,476	1,159
First Floor Office	1,976	184
Total	14,452	1,343



VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1980.

Business Rates

Interested parties are advised to make their own enquiries

EPC

The Property has an EPC rating of C.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Tenure

The property is available by way of a new full repairing and insuring lease on a 12 month rolling basis.

Rent

On application.

Contact

Jonjo Lyles 07388 488252 Jonjo.lyles@m1agency.co.uk	Henry Boddy 07702 647955 Henry.boddy@m1agency.co.uk
--	--

Ben Collins 07740 565222 Ben.collins@kemsley.com	Kieran Conlan 07969 743810 Kieran.conlan@kemsley.com
---	---



0203 889 1010



01708 766733
www.kemsley.com

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – January 2024

Important Notice: M1 Agency LLP, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and M1 Agency LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.