



SECURE OPEN STORAGE SITE

TO LET

0.75 Acres

**International Industrial Park,
Manor Way,
Rainham, RM13 8RH**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The property is well located on the south side of New Road (A1306), at the junction with Manor Way, approximately half a mile to the west of Dover's Corner roundabout.

There is excellent access to the A13 which in turn provides fast access to Central London and the M25.

Rainham has been the subject of substantial new warehousing and light industrial property development in recent years and as a result has become a well recognised location in East London for logistic and distribution.

The new Beam Park Railway Station is now under construction and is due to open in May 2022, providing connections to Fenchurch Street and is about 10 minutes' walk from the property.

The Property

The property comprises a cleared level site of approximately 0.75 acres, fronting New Road.

The site is clear of buildings and fully concreted. Electrical power and water are available.

The site is secure with palisade fencing and lockable double gates.

Lease

The property is available on a new lease for a term of 5 years outside the security of tenure provisions of the Landlord and Tenant Act.

Rent

£110,000 per annum exclusive

Service Charge

A nominal service charge may be applicable for maintenance of the access road.

Business Rates

Interested parties are advised to contact The London Borough of Havering, to establish whether any business rate liability is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing/Further Information:

Strictly by appointment through sole agents:



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