

# WAREHOUSE / INDUSTRIAL UNIT

## 15,100 SQ FT

TO LET



Unit 6, Mudlands Industrial Estate, Manor Way, Rainham, Essex RM13 8RH

### Location

Mudlands Industrial Estate 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.

The Estate benefits from excellent access to the A13, which in turn provides direct access to Central London (13 miles) and the M25 J31 (6 miles).

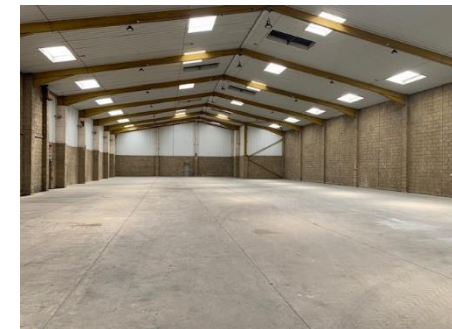
Rainham station is close by and offers regular services to London Fenchurch Street

Rainham has seen substantial new warehousing and industrial property development in recent years, confirming the significance of the location for logistics and distribution.

### Description

Unit 6 is a modern single storey, portal frame industrial warehouse unit benefitting from 6.5m eaves height and secure, fenced and gated yard.

The property has recently been refurbished.



## Lease

The property is available on a new lease for a term by negotiation.

## Rent

£211,400 per annum exclusive

## Business Rates

Business Rates are payable to The London Borough of Havering.

## Legal Costs

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

## Energy Performance Assessment

The property has an Energy Efficiency Rating of – C 64

## Specification

- Portal frame construction
- 6.5m eaves height
- Full height roller shutter door
- Secure, fenced & gated yard
- 3 Phase power
- Ground & First offices
- Separate personnel door
- Male & female WCs & kitchen

## Accommodation

Ground Floor	14,382 sq ft
First Floor Offices	<u>718 sq ft</u>
<b>Total</b>	<b>15,100 sq ft</b>

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



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