

HIGH QUALITY MODERN INDUSTRIAL UNIT  
FOR SALE



# EASTER INDUSTRIAL PARK

Rainham, Essex, RM13 9BP



[tools.simple.covers](https://tools.simple.covers)



**Vail  
Williams**

c.67,000 sq ft unit on  
approx. 3 acres



# HIGHLIGHTS

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- Long leasehold (virtual freehold) with 238 years unexpired
- c.62,000 sq ft of warehouse space (includes c.14,500 sq ft part clad goods out area)
- 3.26-acre secure site
- Sold with vacant possession
- First floor office accommodation featuring:
  - Open plan desk area
  - 12-person boardroom
  - 2x partitioned offices/meeting rooms
  - Kitchenette complete with oven
- Separate warehouse and office entrances, WCs and kitchenettes
- 999mW biomass boiler in situ and used to heat the warehouse resulting in energy cost savings
- EPC A rating
- 22x car parking spaces (incl. 2x DDA bays)
- 8m eaves height raising to 10.4m at the apex
- Secure gated yard (31m width narrowing to 28m)
- 24/7 access
- Internal & external security cameras
- Lift access to first floor offices from warehouse
- Power capacity 800Kwh
- Gas capped off





# LOCATION

The property is located within Easter Industrial Park on Ferry Lane, Rainham, forming part of a well-established industrial location. The A13 is in close proximity, providing direct access to Central London to the west and the M25 (Junction 30) to the east, with the A406 North Circular also easily accessible.

Rainham railway station is approximately 1.5 miles to the north, offering regular services to London Fenchurch Street via the C2C line and eastbound towards Essex.

# CONNECTIVITY

	DISTANCE (miles)	TIME (mins)
<b>CAR</b>		
J31/M25	8	8
Dartford Crossing	7.8	12
A2	10.5	15
M20/J1	14.5	20
Central London	15.7	40
<b>AIRPORT</b>		
London City	9.7	20
London Gatwick	42.2	45
London Stansted	38.8	40
London Heathrow	67	56
<b>PORT</b>		
Port of Tilbury 1	12.7	18
London Gateway 1	16.1	22
Ebbsfleet International	15.2	28



RAINHAM STEEL



Restore  
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A STONES THROW AWAY  
FROM THE A13



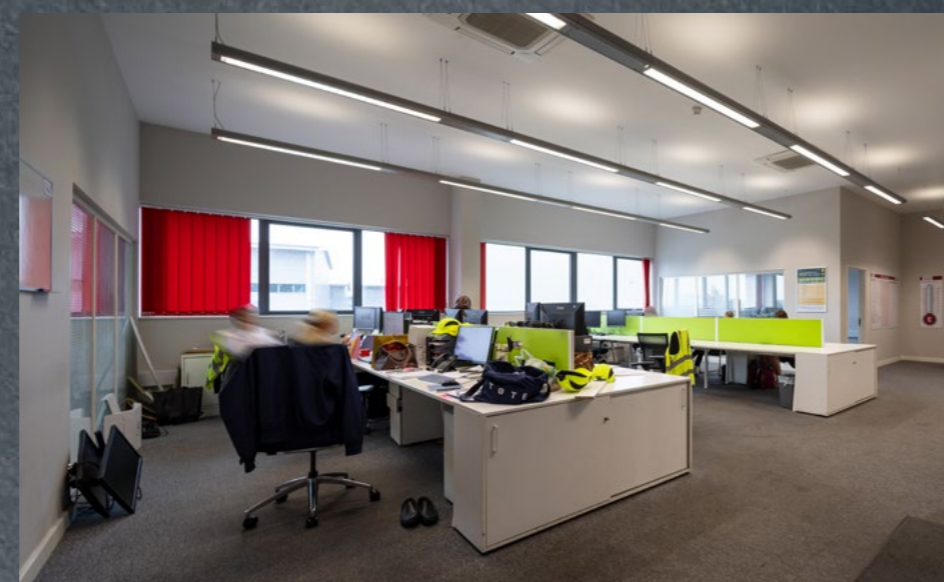
# DESCRIPTION

The property comprises a detached modern industrial unit of steel portal frame construction, with profile steel clad elevations beneath a pitched roof incorporating translucent roof panels. Internally, the property provides ground and first floor ancillary areas including an open plan office, partitioned meeting rooms and boardroom, staff breakout area, workshop space, two kitchenettes, together with WC and changing facilities. The warehouse has been subdivided at one end to provide a separate storage area, accessed via an internal electric roller shutter door.

The main pedestrian entrance is located within the car park, leading to a reception area with access to the warehouse and ancillary areas at ground floor, together with stairs leading to the first-floor office accommodation.

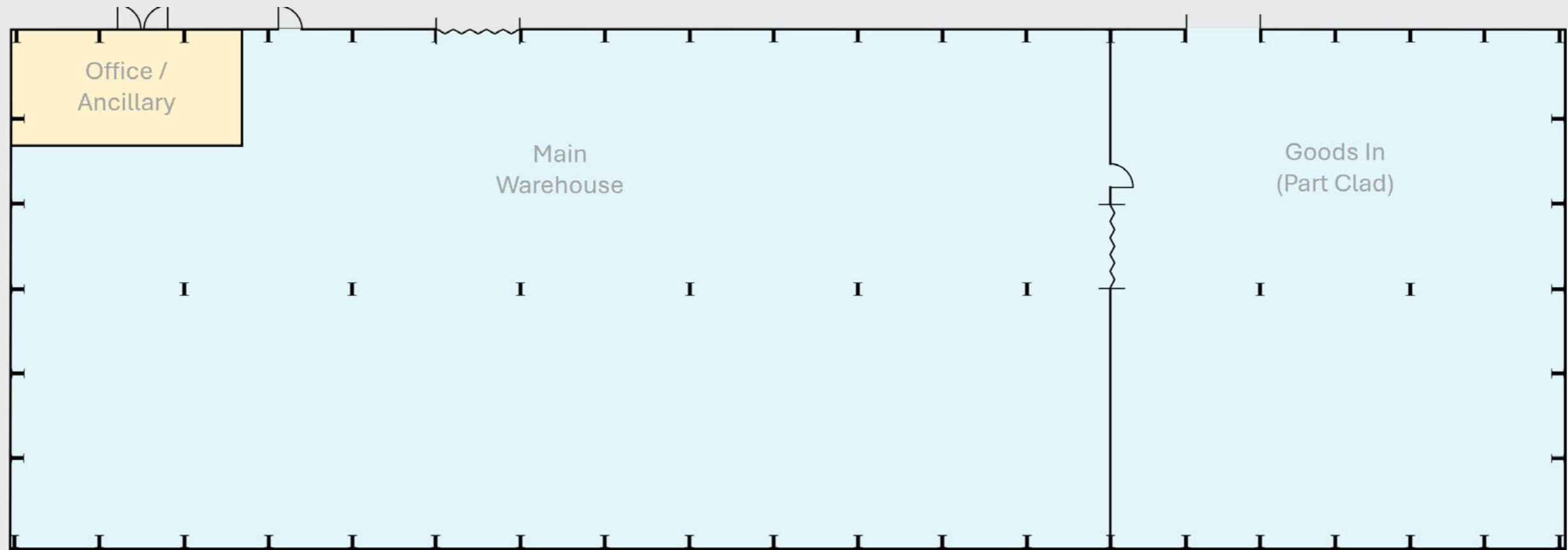
Loading is provided via an electric roller shutter door on the north-west elevation, along with an open vehicular access to the separate storage area.



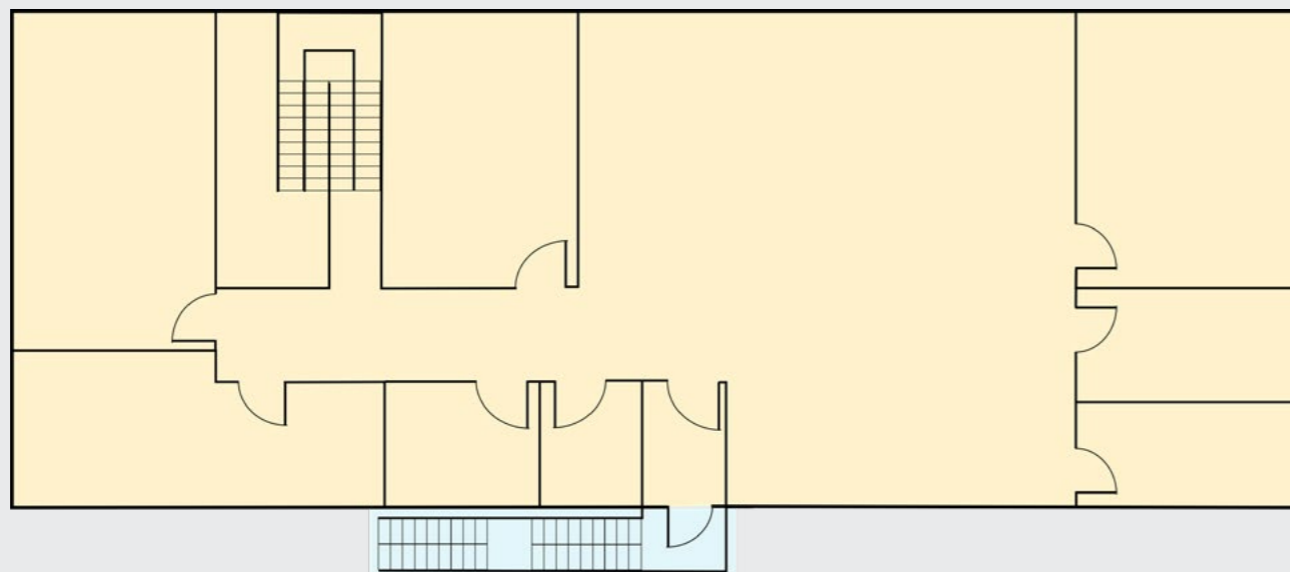


# FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



## ACCOMMODATION SCHEDULE

FLOOR	SQM	SQFT
MAIN WAREHOUSE	4,384.21	47,191
OFFICE/ANCILLARY	531.58	5,722
GOODS OUT	1,343.38	14,460
<b>TOTAL</b>	<b>6,259.17</b>	<b>67,373</b>

*We have relied upon areas from the VOA*

# FURTHER INFORMATION



## TENURE

Long leasehold (238 years unexpired) at a peppercorn rent

## DATA ROOM

Access to be provided upon request

## EPC

A(25)

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

## VAT

The Property is elected for VAT

## PROPOSAL

Parties are invited to make an offer for the purchase of the long leasehold interest

## INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below

### FREDDIE WORTH

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### WILL LAWTHER

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