

FOR SALE

14 EASTER INDUSTRIAL PARK, FERRY LANE, RAINHAM, RM13 9BP

8m eaves Modern Warehouse with
self contained 1st floor offices

Secure gated entrance facilities
with 24/7 mobile security

Strategic Industrial location within the M25
and less than an hour's drive into Central
London, only 13 miles distance

15 car parking spaces available

RAINHAM
RM13 9BP

THE PROPERTY OVERVIEW

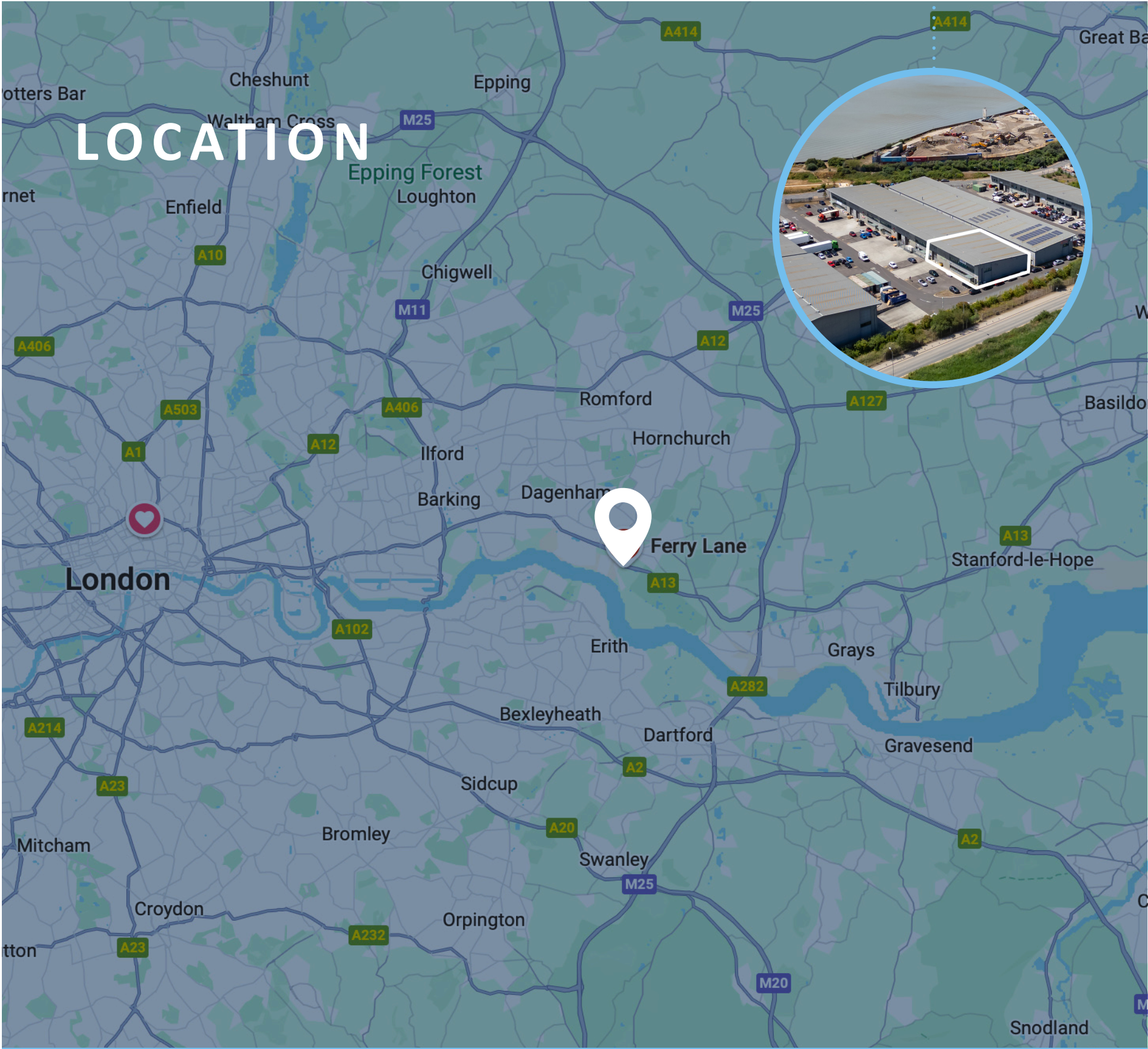
The property comprises of a high quality modern warehouse developed in 2007. The unit is of steel portal frame construction with block and profile insulation steel cladding to the elevations. There is a contemporary self-contained office suite forming part of larger B1 commercial unit. The office provides good open plan space on the first floor suitable for a wide variety of tenants in a secure, safe and accessible environment.

The property includes an electric loading door and eaves height 7.98m sloping to 6.22m housing a mezzanine structure within part of the warehouse



A contemporary modern warehouse with self-contained first floor office suite with secure gated entrance and 15 car parking spaces.

LOCATION



The property is located off Ferry Lane South, Rainham in an established B1 industrial park location. The estate benefits from excellent motorway access with the A13 less than a minute from the estate, providing easy access to the M25 (junction 30) 4 miles to the East and City of London, 13 miles to the West. Rainham Railway Station approximately 1.6 miles North of the subject property providing regular services westbound to London Fenchurch Street and Eastbound to Grays.



Rainham Railway Station
1.6 miles



A13 less than a minute
from the estate



M25 (junction 30)
4 miles



City Airport
9.7 miles



Southend Airport
9.7 miles



Heathrow Airport
40.3 miles



River Thames



Barking Riverside DLR



Rainham Overground Station



Easter Park Industrial Estate



Unit 14, Easter Park



Queen Elizabeth 11 Bridge/Tunnel crossing
8 miles



Lakeside Shopping Centre
7.3 miles

SUMMARY

Available Size 14,656.57 sq ft

Price £2,200,000

Rates Payable £53,408 per annum

This is based on a combination of space within the property with buyers expected to carry out further research.

Rateable Value £106,250

The property is Opted To Tax VAT Applicable

EPC Rating B (40)



ACCOMMODATION

In the table below, we provide a breakdown of the sizes within the building. These are gross internal measurements taken from plans available on request.

Floor	Size (ft²)	Size (m²)	Primary Use & Features
Ground Floor (GF)	8,161	758.18	Warehouse, Offices, Kitchen and WC
First Floor Offices (FF)	1,609	149.48	Offices and WC
First Floor Mezzanine	4,885.28	453.86	Storage
Total	14,655.28	1,361.52	





LEGAL COSTS

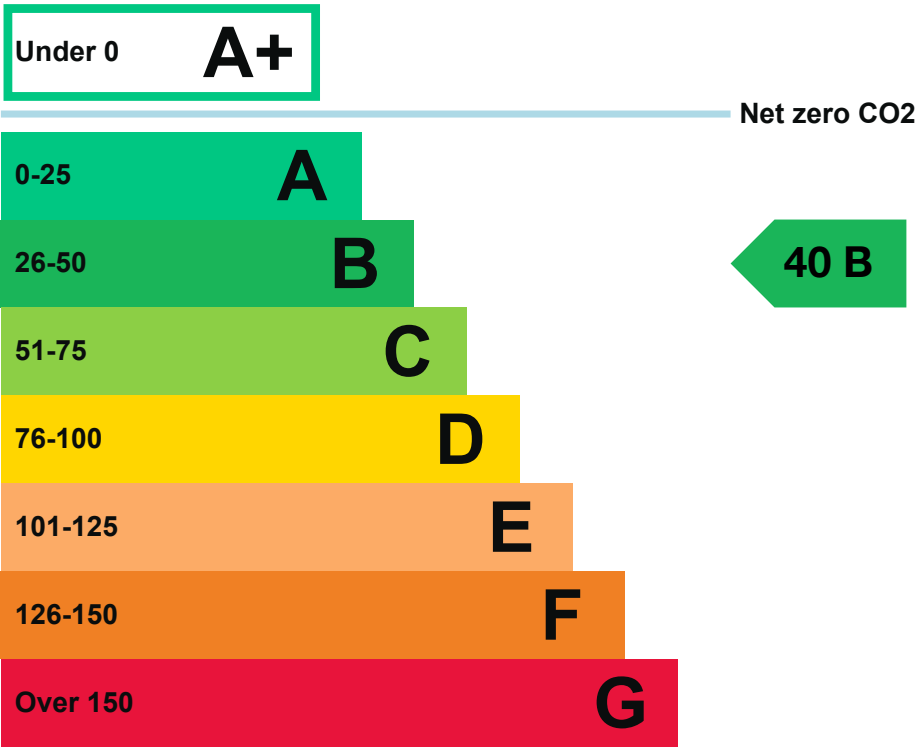
Each party to bear their own legal costs incurred in this transaction.

TENURE

Long leasehold interest - 250 years with effect from 3rd August 2007.

EPC

The property has an Energy Performance Certificate rating of B.

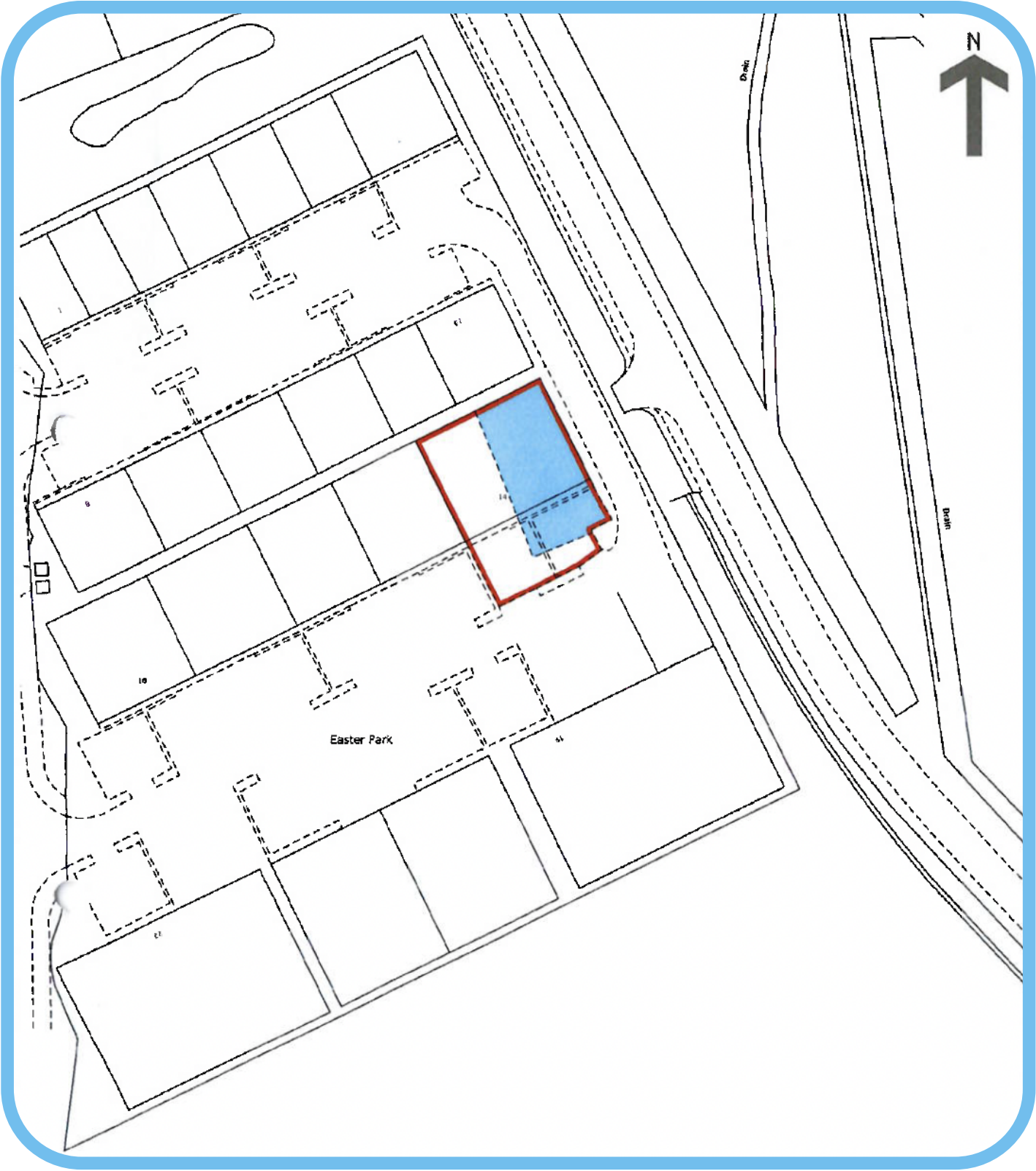


Properties get a rating from A+ (best) to G(worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.



HM LAND REGISTRY CURRENT TITLE PLAN

Title number EGL528307 Ordnance Survey map reference TQ5180NW
Administrative area havering



VIEWING ARRANGEMENTS & CONTACT INFORMATION

Viewings of the property are available by appointment only.

Interested parties are encouraged to arrange a site visit to fully appreciate the potential of this unique venue.

For further information or to schedule a viewing, please contact:



Ajay Tohani MSc MRICS

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M: 07973 280470

E: ajay.tohani@dobbinandsullivan.com

We look forward to discussing your interest in Easter Industrial Park.

ADAM SINCLAIR

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Engage with our posts, share your thoughts, and stay up-to-date with all the exciting developments at Dobbin & Sullivan. We look forward to connecting with you!

Phone: 020 8221 9610

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**Dobbin &
Sullivan**
Chartered Surveyors, Est 1991

Money Laundering Regulations In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.