

**UNIT 6, MUDLANDS ESTATE,
MANOR WAY, RAINHAM RM13 8RH**



TO LET

**MODERN SINGLE STOREY
WAREHOUSE UNIT**

15,100SQ FT

AMENITIES

- Portal frame construction
- 6.5m eaves
- Full height roller shutter door
- Secure fenced and gated yard
- Ground and first floor offices
- Separate personnel door
- Male & female WC's and kitchen
- Recently refurbished



ACCOMMODATION

	Sq Ft	Sq M
Warehouse	15,100	1402.83





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 distribution.

Tenure

Leasehold.

Rent

£249,150 p.a.x.

Business Rates

TBA

EPC

C64

FOR VIEWING & FURTHER INFORMATION CONTACT:

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