





## Unit 5, Abrac Works, Albright Industrial Estate, Ferry Lane, Rainham, Essex, RM13 9YH

### Location

The Unit is located on Abrac Works forming part of the established Albright Industrial Estate situated on Ferry Lane. Ferry Lane leads directly to the A13 providing links to the North Circular Road (A406)/M11 Motorway (Junction 4), Docklands and Central London to the East and the M25 Motorway (Junction 30/31) to the West.

### Description

Single Storey Industrial Unit with a Mezzanine Floor and Loading/Parking Facilities.

### Accommodation

| Name                       | sq ft        | sq m          |
|----------------------------|--------------|---------------|
| Unit - Industrial          | 1,751        | 162.67        |
| Mezzanine - Office/Storage | 800          | 74.32         |
| <b>Total</b>               | <b>2,551</b> | <b>236.99</b> |

### Key Points

- Loading/Parking Facilities
- Mezzanine Floor - Office/Storage
- Roller Shutter
- Three Phase Electricity Supply
- WC Facilities

### Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

### Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

### Summary

- Rent: £35,000 per annum
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View Microsite](#)

### Contact & Viewings



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