



## Former Library Site, Rainham Road, Rainham, RM13 7RD

### Leisure/ Development Unit FOR SALE

- Links to Community Hall
- Development Potential for Leisure and Commercial uses (STP)
- Nearby Occupiers Include Tesco Express, KFC and Local Vets and Pharmacy
- Prominent Main Road Frontage
- Off-Street Parking
- [///indeed.poppy.brands](http://indeed.poppy.brands)

Summary

|                |              |
|----------------|--------------|
| Available Size | 26,136 sq ft |
| Business Rates | N/A          |
| Service Charge | N/A          |
| Estate Charge  | N/A          |
| EPC Rating     | E            |

Description

This spacious, detached single-storey building, dating from the early 1960s, offers a unique blend of mid-century modern design and practical functionality. Constructed with a steel portal frame, external cladding, and brickwork, the building features impressive floor-to-ceiling windows (over 6m high) on the front elevation, giving it a striking and distinctive appearance.

Internally, the property provides versatile accommodation, including meeting rooms, offices, kitchen areas, WC facilities, and plant rooms, making it ideal for a variety of commercial uses. The layout offers ample space for both private and communal functions, with a welcoming main entrance lobby.

Additionally, the site features an open land area to the front, with pedestrian access directly from the public highway, and a mature tree that adds character to the setting.

With its combination of strategic location, flexible internal layout, and ample parking, this property represents an excellent opportunity for a wide range of commercial uses.

Location

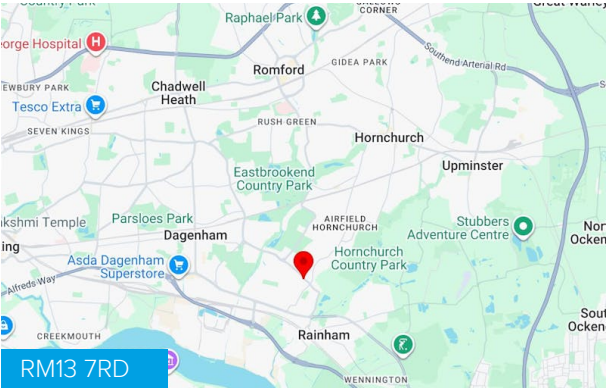
South Hornchurch Library is in Rainham, East London, Situated on Nelson Road in the Borough of Havering. Transport links are excellent with South Hornchurch Library bus stop (Stop D) located out the front of the building adjacent. Dagenham Dock train station is 2.8 miles west of the premises and Dagenham East underground station is 1.6 miles North, providing access in and around the city centre which is only 14.9 miles away.

South Hornchurch Library is just North of the A13, which links to the M25 allowing wider linkages to other cities such as Manchester, Leeds and Newcastle via the M1. London City Airport is 11 miles West of the premises via the A13 and London Southend Airport is 28.3 miles West via the A13.

Accommodation

The accommodation comprises the following areas:

| Name                                      | sq ft  | sq m     | Availability |
|-------------------------------------------|--------|----------|--------------|
| Ground - Leisure Space, Offices & Kitchen | 4,295  | 399.02   | Available    |
| Outdoor - Overall Site & Car Parking      | 21,841 | 2,029.10 | Available    |
| Total                                     | 26,136 | 2,428.12 |              |



Viewing & Further Information



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