



**Unit C3, Thames View Business Centre, Fairview Industrial Park**  
Barlow Way, Rainham, RM13 8BT

**Warehouse/Industrial Unit  
(to be refurbished)**

**4,953 sq ft**  
(460.15 sq m)

- To be refurbished
- Full height 5.5m loading door
- 3 phase power
- Eaves height 6m
- LED warehouse lighting
- Ground floor WCs
- Double glazed windows
- Security shutters on ground floor
- Ample parking and loading
- Security patrolled estate

# Unit C3, Thames View Business Centre, Fairview Industrial Park, Barlow Way, Rainham, RM13 8BT

## Summary

<b>Available Size</b>	4,953 sq ft
<b>Rateable Value</b>	£33,250 Interested parties are advised to make their own enquiries with the local authority.
<b>Service Charge</b>	Details upon request
<b>VAT</b>	All rents etc. are subject to VAT at the prevailing rate.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (84)

## Description

To Let - The property comprises a mid terrace steel portal frame warehouse. The warehouse benefits from a full height (5.5m) loading door and has an eaves height of 6m. Externally there is a forecourt with ample parking and loading.

## Location

Thames View Business Centre is situated in the Thames Gateway, just off Barlow Way on the popular Fairview Industrial Park to the south of the A13, which directly links to the M25 to Central London. The estate is well located for easy access to Thurrock, Dagenham and Barking.

## Accommodation

Accommodation (Approx)

Name	sq ft	sq m
Unit. - Warehouse/Production	4,081	379.14
Suite - Offices	872	81.01
<b>Total</b>	<b>4,953</b>	<b>460.15</b>

## Terms

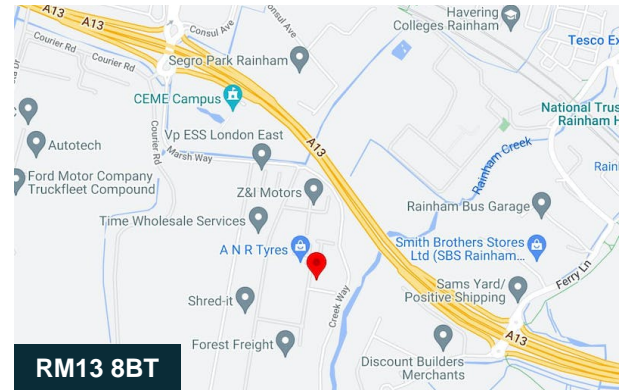
The unit is available on a new full repairing and insuring lease on terms to be agreed.

## EPC

The EPC rating is - D84

## Local Authority

Havering



## Viewing & Further Information



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