



## **Unit D3, Thames View Business Centre, Fairview Industrial Estate**

**Barlow Way, Rainham, RM13 8BT**

### **Warehouse / Industrial Unit - Currently under Refurbishment ready to occupy in April 2024**

**6,407 sq ft**  
(595.23 sq m)

- To be refurbished
- Full height 5.5m loading door
- 3 phase power
- Eaves height 6.3m
- LED warehouse lighting
- Ground floor WCs
- Double glazed windows
- Security shutters on ground floor
- Ample parking and loading
- Security patrolled estate

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## Summary

<b>Available Size</b>	6,407 sq ft
<b>Rent</b>	£19 per sq ft
<b>Rateable Value</b>	£61,500 Interested parties are however 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 (94)

## Description

To Let - The property comprises an end of terrace steel portal frame warehouse. The warehouse benefits from a full height (5.5m) loading door and has an eaves height of 6.3m. 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 and 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 GEA)

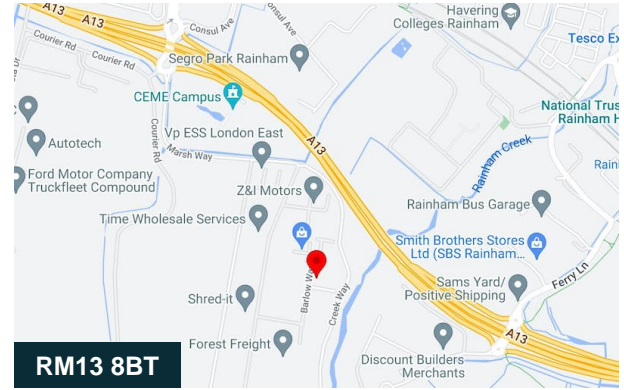
Name	sq ft	sq m
Ground - Warehouse/Production	5,533	514.03
1st - Offices	874	81.20
<b>Total</b>	<b>6,407</b>	<b>595.23</b>

## Terms

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

## Local Authority

Havering



## Viewing & Further Information



**Tom Booker**

01322 285 588 | 07584 237 141

tom.booker@altusgroup.com