

# TO LET / FOR SALE



### LAST MILE FREEHOLD OPPORTUNITY

## Arion House, Fairview Industrial Park, Rainham, Rainham, RM13 8UH

PRIME GREATER LONDON LAST MILE INDUSTRIAL OPPORTUNITY TO LET/MAY SELL

Tenure	To Let / For Sale
Available Size	39,744 sq ft / 3,692.34 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon Enquiry

- 13m Eaves Height
- 5 Level Access Loading Doors
- 1 Dock Level Loading D●oβ7m Yard Depth
- Dual Access
- 3 Canopy Loading Areas

#### Description

The Property comprises a highly specified, modern distribution warehouse extending to 39,744 sq ft incorporating two storey ancillary office accommodation, on a site of 2.05 acres. Providing a 45% site cover. The high bay warehouse is of steel portal frame

construction enclosed by brick block profiled steel cladding.

#### Location

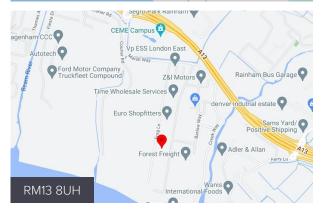
Rainham is a prime and well-established Greater London industrial location in the London Borough of Havering. The area benefits from excellent transport links, with immediate access to the A13 which leads to inner London and the M25. The Property offers excellent connectivity to its customer base in the City of London and Canary Wharf.

#### Viewings

Drone Footage Available Here: https://vimeo.com/733968483/47198f2b12







#### Viewing & Further Information

Jonjo Lyles 020 3824 9417 | 07388 488252 jonjo.lyles@m1agency.co.uk

#### Henry Boddy

020 3889 1010 | 07702 647955 henry.boddy@m1agency.co.uk

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Generated on 04/07/2023