TO LET: Bay 1 & 2, Arion House, Fairview Industrial Estate, Rainham, RM13 8UH



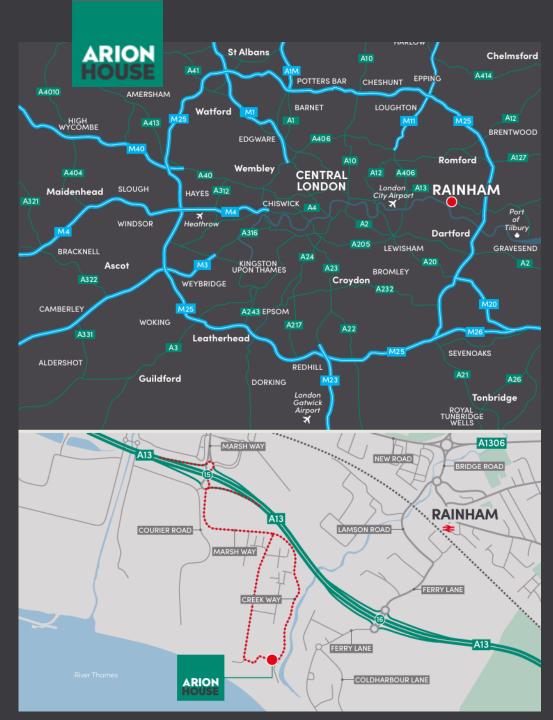
High Bay Warehouse & Additional Yard – 12,500 – 19,452 sq ft

- 10.5m min. eaves height rising to 13m.
- Canopy loading areas
- Kitchen & WC Facilities

- 2x level Access Loading Doors
- First Floor Offices
- External Yard Area



0203 889 1010



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.

Situation



The subject Property has dual access. Primary access is via Creek Way, which adjoins to Marsh Way and secondary access via Fairview Industrial estate main road, both provides direct access to the A13. Hereafter, Central London is gained easily via the A13 to the west. To the east lies the well-established East Industrial Park. Notable occupiers within Fairview include Renewi, Kream Developments, Forest Freight Ltd, FMC Logistics (UK) Ltd to name a few.

Description

The Property comprises a highly specified, modern distribution warehouse extending to 14,452 sq ft. The warehouse is clear, with tominimum eaves height of 10.5m rising 13m. Accessed via two, level access electric roller shutter loading doors with canopied loading areas. Complete with well-presented, open plan office accommodation on the first floor with kitchenette and WC facilities.

The tenant will benefit from an enclosed yard, with dual access points, one of which is electrically operated.

Accommodation	Sq Ft	Sq M
Ground Floor Warehouse	12,476	1,159
First Floor Office	1,976	184
Total	14,452	1,343





SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – January 2024

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VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1980.	Each party to bear their own costs incurred in this transaction.
Business Rates	Tenure
Interested parties are advised to make their own enquiries	The property is available by way of a new full repairing and insuring lease on a 12 month rolling basis.
EPC	Rent
The Property has an EPC rating of C.	On application.

Legal Fees

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