

DETACHED INDUSTRIAL / WAREHOUSE UNIT PLUS EXTENSIVE YARD

TO LET

6,560 Sq Ft

Unit 9, Mudlands Industrial Estate, Manor Way, Rainham, Essex, RM13 8RH



Location

The Mudlands Industrial Estate is situated on the south side of New Road (A1306) at the junction with Manor Way about half a mile west of the Dovers Corner roundabout. There is excellent access to the A13 and subsequently the M25 and central London.

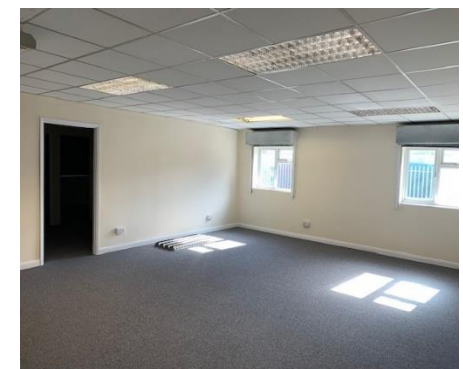
Rainham has seen substantial new warehousing and industrial property development in recent years, confirming the significance of the location for logistics and distribution.



Description

This detached unit is of concrete frame construction benefiting from the following features:

- Roller shutter loading door
- Fenced and gated yard to rear
- 6.2m eaves
- 3 phase power
- Gas space heater to warehouse
- 2 storey offices and amenities



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Floor Area

Warehouse : 4,120sq ft
Two Storey Offices: 2,440sq ft
Total Floor Area Approx. 6,560 sq ft

Tenure

The property is available on a lease outside the Landlord and Tenant Act for a term by negotiation with landlord rolling break from August 2026.

Rent

£80,000 per annum exclusive of vat, business rates, service charge and all other outgoings.

Business Rates

The building has a Rateable Value of £46,750.

Service Charge

An annual service charge will be payable towards the maintenance and upkeep of the common areas of the estate.



Yard area to the rear

Energy Performance Certificate

Full Certificate and Report is available to interested parties for inspection.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



NICK HAYWOOD

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