

TO LET

Open Storage Yard
1.5 acres (0.607 hectares)

Frog Lane

Off Marsh Way, Rainham, RM13 8UG



- Excellent road links via A13
- Concrete hard standing to whole of site
- Workshop unit on site

- Mains power and water supplies
- Gated and fenced to perimeter
- Suitable for open storage use

KEMSLEY LLP
PROPERTY CONSULTANTS

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Kemsley LLP, CEME, Marsh Way, Rainham, RM13 8EU

Frog Lane, Off Marsh Way, Rainham, RM13 8UG

Location

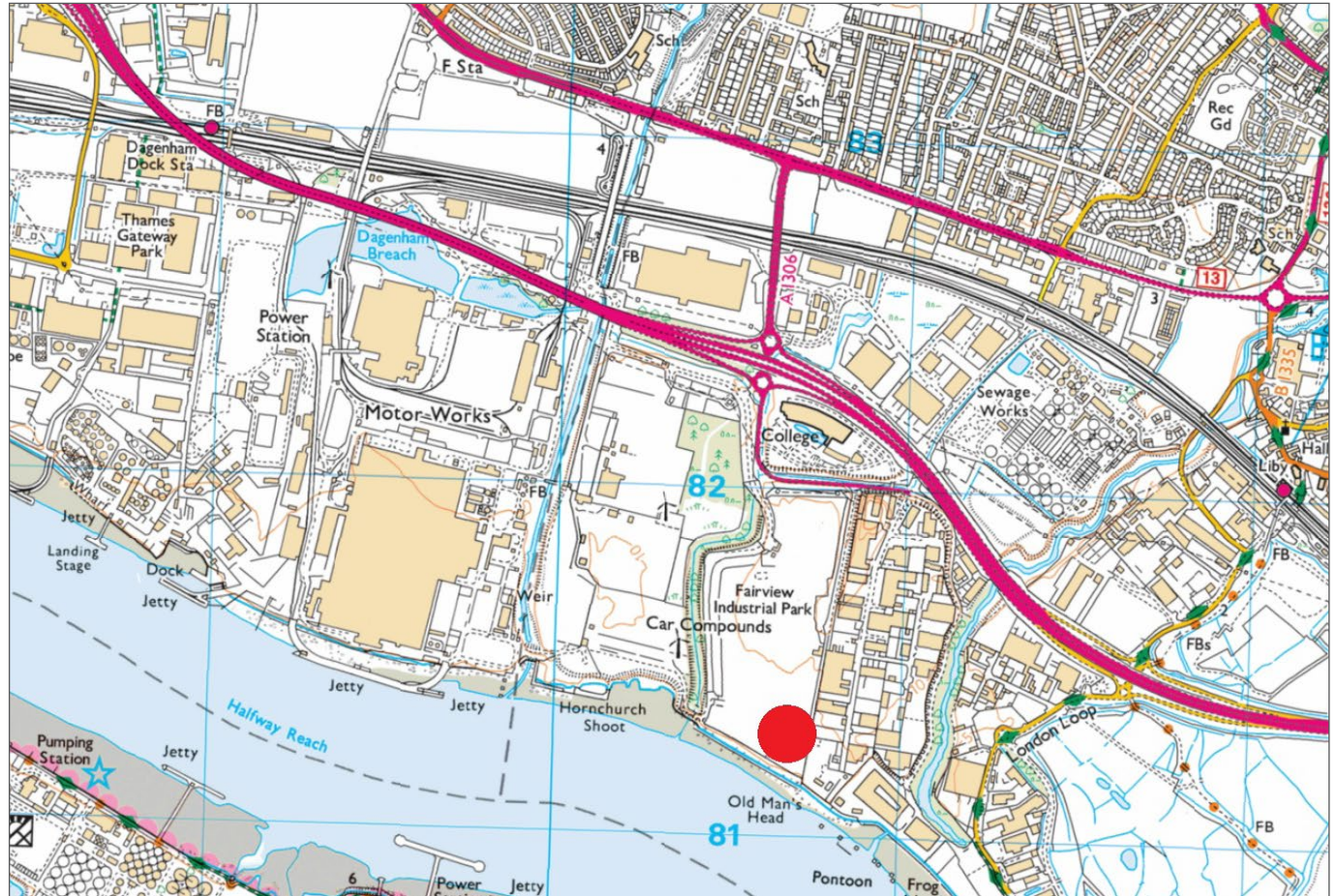
The property is located at the end of Frog Lane, which is a private road, access from Marsh Way. This in turn provides direct access to the A13 in both directions, providing excellent road links to London to the West and to the national motorway network via the M25 to the East.

Description

The property comprises a regular shaped open storage yard. The site is fenced to the perimeter and laid to concrete hardstanding. The site is secured by way of a gated entrance at the top of Frog Lane.

Situated on the site is a detached warehouse unit, referred to as the "baling shed". This unit is of single skin construction with an eaves height of 5.5m and is accessed via three electric roller shutter loading doors to the end and flank of the unit.

We are advised that the property has consent for use as an open storage or haulage/transport yard.



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Accommodation

Measured on a Gross Internal Basis and using Promap digital mapping, the property provides the following approximate areas:

Baling Shed - 2,936 sq.ft. (272.78 sq.m)

Total Site Area - 1.5 acres (0.607 ha)

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

On application.



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VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Business Rates

Interested parties are advised to make their own enquiries.

Legal Fees

Each party to bear their own legal costs incurred in this transaction.

Viewings and contact

All enquiries to be directed to the sole agents:

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