

INDUSTRIAL**BUSINESS
SPACE
AGENCY****TO LET****UNIT A, THAMESVIEW BUSINESS CENTRE, BARLOW WAY,
FAIRVIEW INDUSTRIAL ESTATE, RAINHAM, ESSEX RM13
8BT****DETACHED INDUSTRIAL / WAREHOUSE
EXTENDING TO 31,410 SQ FT, PLUS SELF
CONTAINED YARD**

- **UNDER REFURBISHMENT**
- **3 x FULL HEIGHT LOADING DOORS**
- **EAVES HEIGHT 7.75 M**
- **3 PHASE POWER**
- **SECURE LOADING YARD**
- **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 of the A13, which directly links the M25 to central London. The estate is well located for easy access to Thurrock, Dagenham and Barking.

WELL PLACED**PROPERTY ADVISORS**



UNIT A, THAMESVIEW BUSINESS CENTRE, BARLOW WAY, FAIRVIEW INDUSTRIAL ESTATE, RAINHAM, ESSEX RM13 8BT

DETACHED INDUSTRIAL / WAREHOUSE EXTENDING TO 31,410 SQ FT, PLUS SELF-CONTAINED YARD

DESCRIPTION

The premises comprise a self contained warehouse unit of steel portal frame construction, clad externally with profile metal sheeting under a pitched roof. The property benefits from ground floor warehouse accommodation with reception and first floor integral offices and further upper floor ancillary accommodation to the rear of the building. Vehicular access is provided via three loading doors to the side elevation, within the self-contained yard as well as a designated parking area to the front.

The warehouse provides a minimum eaves height of 7.75 metres and externally provides adequate loading and parking.

ACCOMMODATION

The property the following Gross Internal Area:

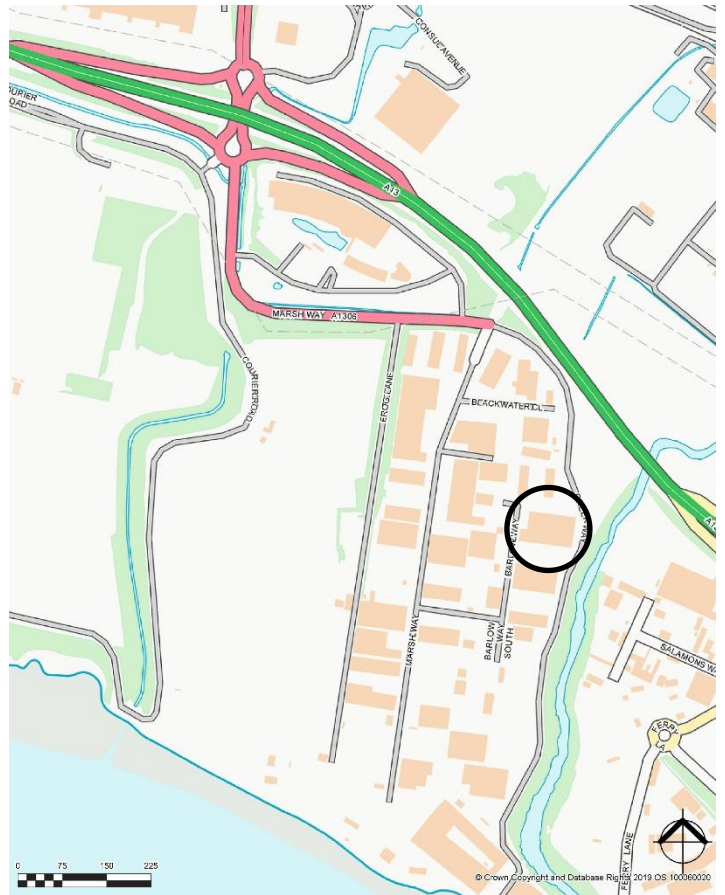
	Sq Ft	Sq M
Warehouse	25,304	2,350.80
GF Office	4,022	373.70
FF Office	2,084	2,084
TOTAL	31,410	2,918.10

TERMS

The property is available by way of a new lease on terms to be agreed. Quoting rent upon application.

RATEABLE VALUE

The property has a Rateable Value as entered in the 2017 list of £177,000. Interested parties should liaise with the London Borough of Havering, to ascertain the rates payable for the current financial year.



SERVICE CHARGE

A service charge is levied for the maintenance and running of the estate. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Ref No: To be assessed

CONTACT

For further details on these and many other available properties please contact:



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