



Thames View

Business Centre



- FULLY REFURBISHED
- 3 x FULL HEIGHT LOADING DOORS
- EAVES HEIGHT 7.75 M RISING TO 8.60 M
- 3 PHASE POWER
- SECURE LOADING YARD
- AMPLE PARKING AND LOADING

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

TO LET

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, which has been comprehensively refurbished, 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 has the following approx Gross External Area:

	SQ FT	SQ M
Warehouse / Production / Ancillary	25,304	2,350.80
First Floor Offices	4,022	373.70
First Floor Storage	2,084	193.60
TOTAL	31,410	2,918.10

SERVICE CHARGE

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

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.

CONTACT

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

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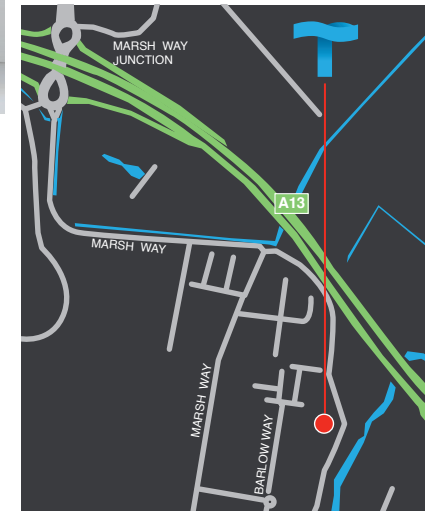


LOCATION

Thames View Business Centre is situated just off Barlow Way, on the popular Fairview Industrial Park to the south of the A13, which directly links the M25 to central London. Public transport is provided at Rainham Rail Station (C2C) with a service into London Fenchurch Street.



	min	miles
A13	5	2.2
Rainham Station	8	2.5
A406/A13 Junction	11	5.4
M25	15	6.8
City Airport	19	8.6
City	31	14.1



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