

TO LET

Industrial / Warehouse Unit

7,755 sq. ft. (720 m²)

UNIT 1, BRIDGE CONNECTIONS,

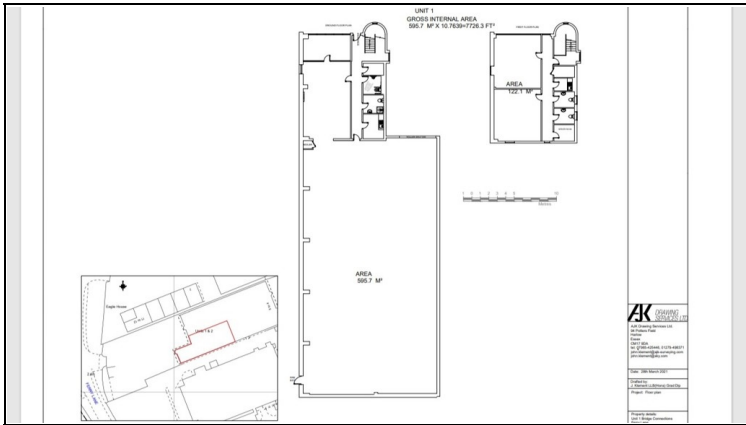
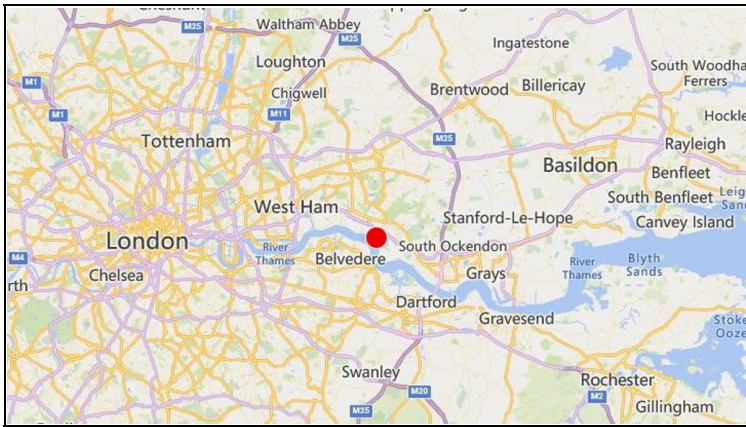
Ferry Lane, Rainham, RM13 9YH



- 6.5m min. eaves height
- Good loading access
- Excellent road links via the A13
- Allocated car parking
- 3-Phase power
- Office accommodation

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated on Ferry Lane which provides great access to the A13. The property is located approximately 5 miles from Junction 30 of the M25, providing access to the national motorway network.

DESCRIPTION

The property comprises a semi-detached industrial unit of steel frame construction externally clad with brickwork and profile steel cladding. The unit comprises predominantly open plan warehouse accommodation with WC facilities. Office accommodation is provided on the first floor. Externally, there is allocated car parking and good loading access.

ACCOMMODATION

Ground Floor:	6,473 sq. ft. (601 m ²)
First Floor:	1,282 sq. ft. (119 m ²)
Total:	7,755 sq. ft. (720 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available from December 2025 on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

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 of the London Borough of Havering.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band B.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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