



UNIT 1 BRIDGE CONNECTIONS, FERRY LANE RM13 9YH

£120,000 PER ANNUM
TO LET

- Modern industrial unit located on Ferry Lane, Rainham (RM13)
- Approximate GIA of 7,720 square feet (717.8 square metres)
- Large yard to front with roller shutter access into the property
- Available with a new lease and no premium
- EPC Rating - B

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Location

The property is situated within a modern development on Ferry Lane, Rainham (RM13). The property benefits from excellent transport links, positioned just off the A13, providing fast access to Central London, Docklands, the M25 (Junction 30/31), and wider motorway network. Rainham mainline station is within close proximity, offering regular services into London Fenchurch Street, while multiple bus routes connect the area with surrounding towns and business hubs. Its strategic position within one of East London's most accessible logistics and industrial corridors makes it an ideal base for occupiers seeking connectivity to London, the Southeast, and national distribution routes.

Please note all times and distances given are approximate only.

Description

A modern industrial unit within a purpose-built gated estate. The property is arranged over 2 floors at the front providing reception, offices, w/c's, and ancillary space. The rear part is an open plan warehouse. There is a large yard at the front for parking and deliveries.

Ground Floor Warehouse: 5,326 square feet (495 square metres)

Ground Floor Reception & Office: 1,084 square feet (100.7 square metres)

First Floor: 1,314 square feet (122.1 square metres)

Please note that the sizes given are approximate only and are given on a gross internal basis. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2023 Rateable Value: £98,500

UBR (2025/26): 55.5p/£

Rates Payable: £54,667.50

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the Havering business rates department.

Terms

The property is available with a new lease at £120,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

Service Charge

The current annual service charge is approximately £600 per annum.

VAT

The property has been elected for VAT and will be payable at the prevailing rate.

Viewings

Strictly through joint agents Harston&Co or Kemsley.



Scan to view property details on
[harstonandco.co.uk](https://www.harstonandco.co.uk)

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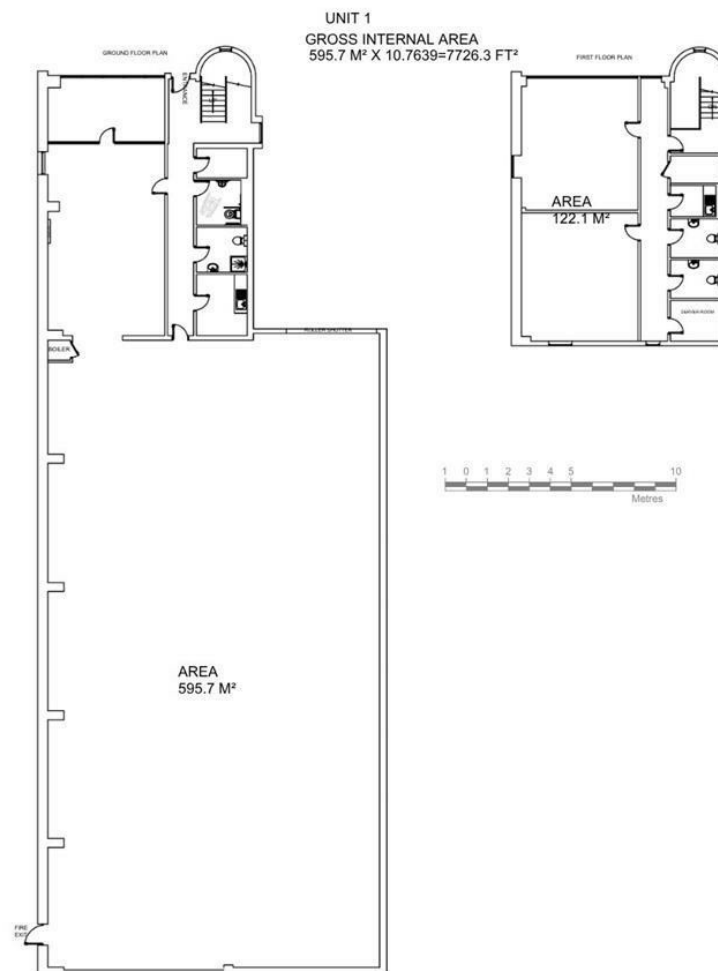
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EXTRACT FROM ORDNANCE SURVEY @ 1:1250
SHOWING LOCATION



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Date: 28th March 2021

Drafted by:
J. Klement LL.B(Hons) Grad Dip
Project: Floor plan

Property details:
Unit 1 Bridge Connections
Ferry Lane
Rainham
RM13 9YH

Scale 1:200@A3

Drawing No.FLR-0101

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