

2 SPECULATIVE INDUSTRIAL /  
WAREHOUSE UNITS  
36,450 - 85,000 SQ.FT  
(GIA Approx)

[www.avocetpark.co.uk](http://www.avocetpark.co.uk)

 **AVOCET**

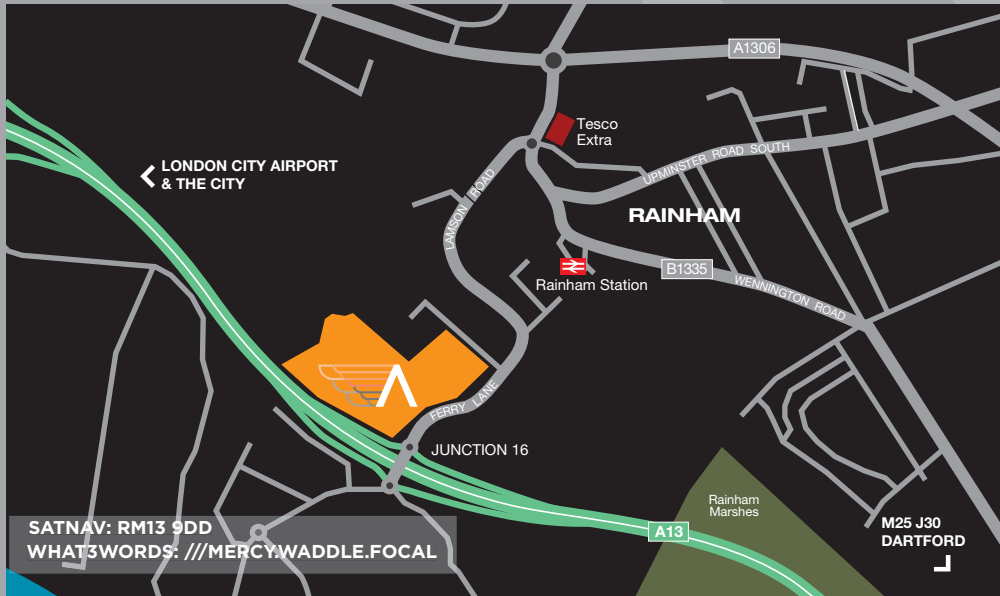
**DISTRIBUTION PARK**

A13 | RAINHAM | ESSEX | RM13 9DD



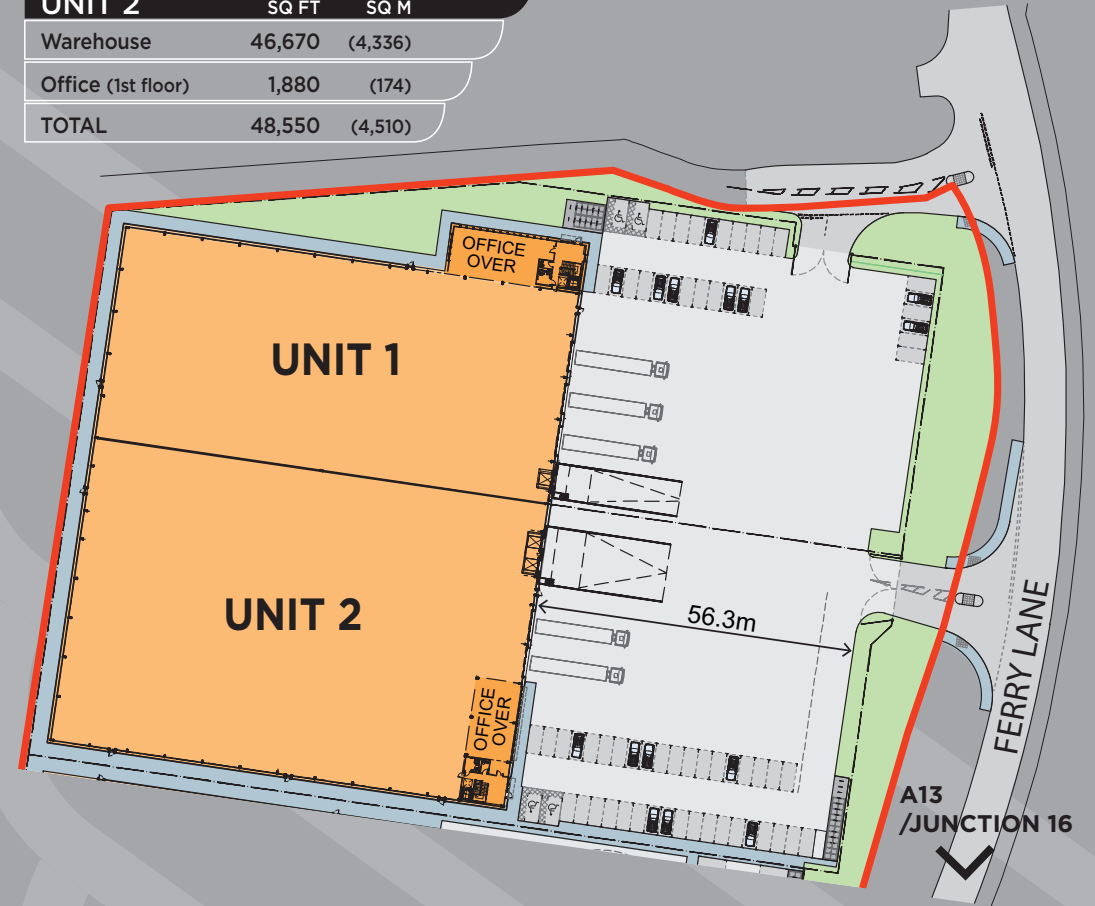
**AVAILABLE TO LET - Q3 2022**

- High quality distribution/production units
- 50kN/m<sup>2</sup> floor loading
- Dock and level loading access
- 12m minimum eaves height
- High quality office space (Cat A)
- Self-contained and secure yards with 56m depth



| UNIT 1             | SQ FT         | SQ M           |
|--------------------|---------------|----------------|
| Warehouse          | 34,450        | (3,200)        |
| Office (1st floor) | 2,000         | (186)          |
| <b>TOTAL</b>       | <b>36,450</b> | <b>(3,386)</b> |

| UNIT 2             | SQ FT         | SQ M           |
|--------------------|---------------|----------------|
| Warehouse          | 46,670        | (4,336)        |
| Office (1st floor) | 1,880         | (174)          |
| <b>TOTAL</b>       | <b>48,550</b> | <b>(4,510)</b> |



**VIEWING:** For further details contact the joint agents.

**TERMS:** New leases available on terms to be agreed.

**PHASE 3 D&B:** Land available for D&B - more information available upon request.

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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. October 2021.

A development by  
Rainham Steel Investments Ltd

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