

## FOR SALE

### Detached Warehouse with yard

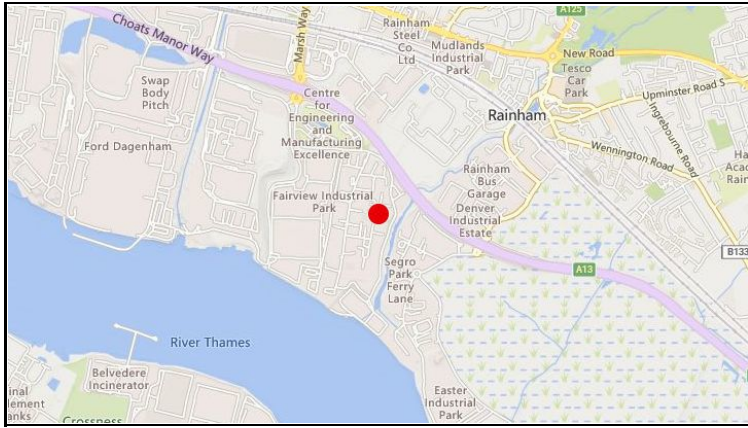
17,127 sq. ft. (1,591 m<sup>2</sup>)

**19B BARLOW WAY,**  
Rainham, RM13 8BT



- Self-contained yard area
- Ancillary office
- 3 level access loading doors
- 8m min. eaves height
- 3-Phase power
- Substantial canopy loading area





## LOCATION

The property is situated on Barlow Way on the popular and well-established Fairview Industrial Estate. The estate connects directly with the A13 providing excellent access to Central London to the west and national motorway network via the M25 to the east.

## DESCRIPTION

The property comprises a detached warehouse unit of steel frame construction externally clad in profile steel cladding. The property benefits from a substantial canopy loading area at the front of the unit over the three roller shutter loading doors. Beneath the canopy, along the northern flank, there is an ancillary office including kitchen and WC facilities.

Externally the property benefits from a self-contained yard area laid to hardstanding which is fenced to the perimeter with gated access from Barlow Way.

## ACCOMMODATION

Warehouse:	16,889 sq. ft. (1,569 m <sup>2</sup> )
Office:	238 sq. ft. (22 m <sup>2</sup> )
<b>Total:</b>	<b>17,127 sq. ft. (1,591 m<sup>2</sup>)</b>
Canopy:	3,294 sq. ft. (306 m <sup>2</sup> )

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

## TENURE

The property is available for sale on a freehold basis with vacant possession.

## PRICE

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.

## 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.

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

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