

## Rainham

### Unit 14

### Easter Park

### Ferry Lane

### Beam Reach

### Rainham

### Essex

### RM13 9BP

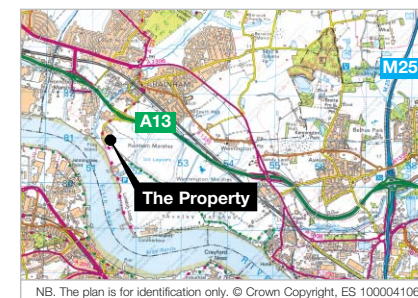
- **Long Leasehold Vacant Commercial Property**
- Warehouse and offices totalling 1,355 sq m (14,588 sq ft)
- Forecourt for loading and parking
- Located close to the A13 main road

## VACANT

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**

## SIX WEEK COMPLETION AVAILABLE



### Tenure

Long leasehold. Held for a term of 250 years less 10 days from and including 3rd August 2007 at a peppercorn rent per annum (if demanded).

### Location

Rainham, with a population of some 12,114, is located 6 miles east of London City Airport and 5 miles south-east of both Ilford and Romford. The town is served by the A13 which links to both Docklands and the M25 at Junction 30, 4 miles to the east and also enjoys regular rail services to Fenchurch Street. The property is situated in an established industrial location on Easter Park which is located off Ferry Lane with the A13 to the north. Occupiers close by include a variety of local traders.

### Description

The property is arranged on ground and one upper floor to provide an end of terrace industrial unit with offices at ground and first floor as well as a mezzanine. Externally, the unit benefits from a forecourt for loading and parking.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>759 sq m</b>	<b>(8,170 sq ft)</b>
<b>First Floor Offices</b>	<b>147 sq m</b>	<b>(1,583 sq ft)</b>
<b>Mezzanine</b>	<b>449 sq m</b>	<b>(4, 835 sq ft)</b>
<b>Total</b>	<b>1,355 sq m</b>	<b>(14,588 sq ft)</b>

### Tenancy

The property is to be offered VACANT.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please contact the Joint Auctioneer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** M Burley Esq, Berwin Leighton Paisner LLP. Tel: 0203 400 4696 Fax: 0203 400 1111 e-mail: [matthew.burley@bplaw.com](mailto:matthew.burley@bplaw.com)  
**Joint Auctioneer** Daniel Wink, Glenny LLP. Tel: (01268) 540771 e-mail: [d.wink@glenny.co.uk](mailto:d.wink@glenny.co.uk)