



**Unit 5c, Oliver Road, Riverside Industrial Estate,
RM 20 3ED**




FOR LET

WAREHOUSE

Three inter-linking warehouse units totalling 21,192 sq ft with eaves heights from 6.3m to 7.75m and 11.5m apex. Three loading doors, quality two-storey modular offices, separate WC block and large secure fenced, gated concrete yard.

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DESCRIPTION

Three inter-linking warehouse units extending to 21,192 sq ft (1,969.6 sq m). The principal unit offers an eaves height of 7.75m rising to an apex height of 11.5m, providing excellent internal clearance. Access is via one loading door to the front elevation and two additional loading doors to the side elevation.

The buildings are fully clad beneath a pitched lined roof. Please note there is no mains water supply or WC facilities within the warehouse accommodation itself. The smaller adjoining units provide eaves heights ranging from 6.3m to 8.3m.

To the front of the site are high-quality detached two-storey modular offices, with separate modular staff welfare/WC facilities positioned to the rear.

Externally, the property benefits from a substantial secure yard area which is fenced, gated and fully concreted.

	Sq ft	Sq m
Total Warehouse	21,192	1,969
Office	4,842	450.30
Surplus Yard	34,247	3,184 (allowing a 50% site cover)

FIGURES

Our assessment of the current Open Market Rent for the property, as described, is:
£500,000 pax

2 month rent deposit is payable subject to credit check/good accounts

Insurance & Utilities payable depending on usage


TERMS

New leases available, term to be agreed, subject to periodic rent reviews. Rent deposit and service charge apply.

BUSINESS RATES

Rateable Value (2023): £217,000

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GENERAL

The property is owned and marketed directly by Apex Property Holdings. Interested parties deal directly with the landlord and benefit from no agent fees.

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