



**Unit 5b, Oliver Road, Riverside Industrial Estate,
RM20 3ED**



FOR LET

WAREHOUSE

18,000 SQFT

This end-terrace, two-storey industrial unit sits on an established estate off Oliver Road, approx. 1.5 miles south of M25 J30/31, with Chafford Hundred station (c. 33 mins to Fenchurch Street) 2.5 miles away and Lakeside 1.5 miles away; it's of steel portal frame construction with clad elevations, a 4.0m eaves height beneath the mezzanine, a first-floor vehicular ramp/loading door plus ground floor door, office and welfare facilities, and a fully concreted, fenced and gated yard, offering **8,726 sq ft (810.9 sq m)** at ground floor, **8,739 sq ft (812.2 sq m)** of mezzanine, and a yard area (excl. units) of approx. **25,500 sq ft (2,369 sq m / 0.59 acres / 0.24 ha)** against a total site area (incl. units) of 42,440 sq ft (3,946 sq m / 1.0 acre / 0.39 ha) (to be verified on site), assumed to hold appropriate planning permission for its current vehicle parking/maintenance use within the estate, with an estimated current Open Market Rent of **£300,000 per annum exclusive**.

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DESCRIPTION

End-terrace, two-storey industrial unit with yard. Steel portal frame construction, fully clad elevations and roof, eaves height of 4.0m beneath the mezzanine. Vehicular ramp to first floor leading to a loading door, plus a separate ground floor door. Office and welfare facilities internally. Fully concreted, fenced and gated yard externally.

ACCOMMODATION

(measured in accordance with the RICS Code of Measuring Practice)

	Sq ft	Sq m
Ground Floor Unit	8,726	810.9
Mezzanine	8,739	812.2
Yard	25,500	2,369

FIGURES

Estimated current Open Market Rent: **£300,000 per annum exclusive** (three hundred thousand pounds).

TERMS

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

BUSINESS RATES

The Rateable Value (2023) is £147,000.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C59, expiring in January 2032.

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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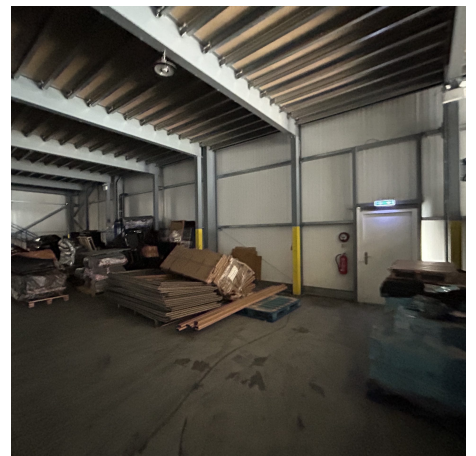
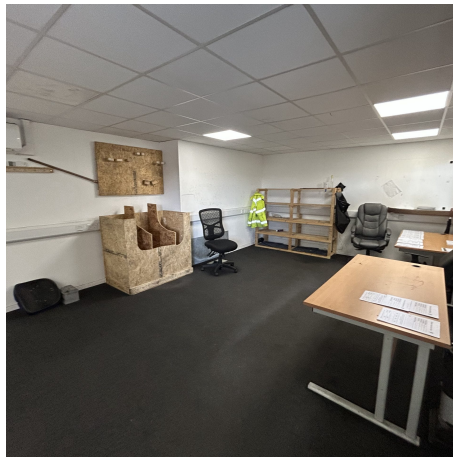
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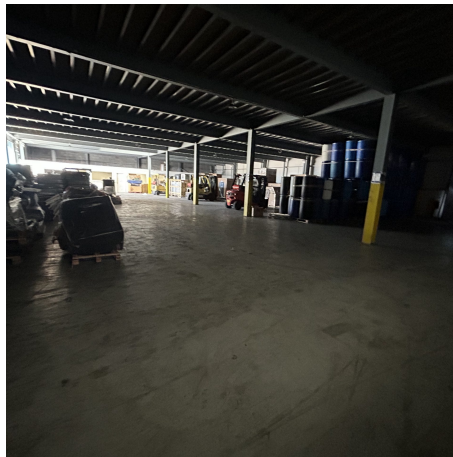
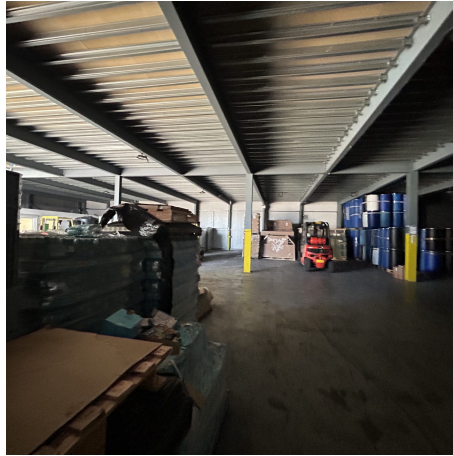
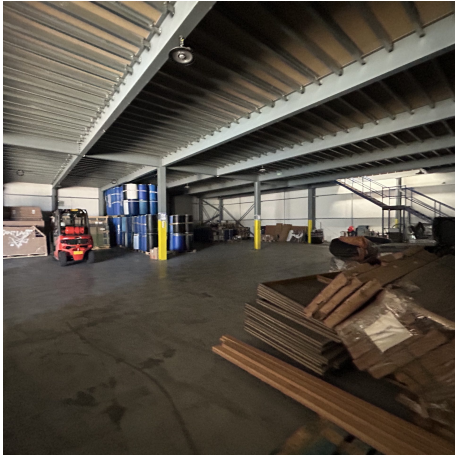
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