



AVOCET

DISTRIBUTION PARK

A13 | RAINHAM | ESSEX | RM13 9DD

FOR SALE / TO LET



**PHASE 2 NOW COMPLETE
AND READY FOR OCCUPATION**

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

www.avocetpark.co.uk

Avocet 1 & 2 offer high specification warehouse facilities designed to meet the highest standards for functionality, efficiency, and connectivity, featuring 12m clear heights, large secure loading yards and Cat A quality offices.

UNIT 1

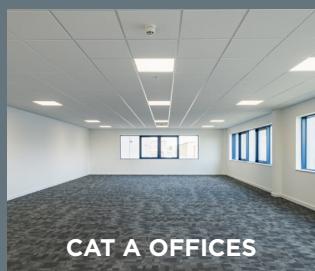
	SQ FT	SQ M
Warehouse	34,450	(3,200)
Office (1st floor)	2,000	(186)
TOTAL	36,450	(3,386)

UNIT 2

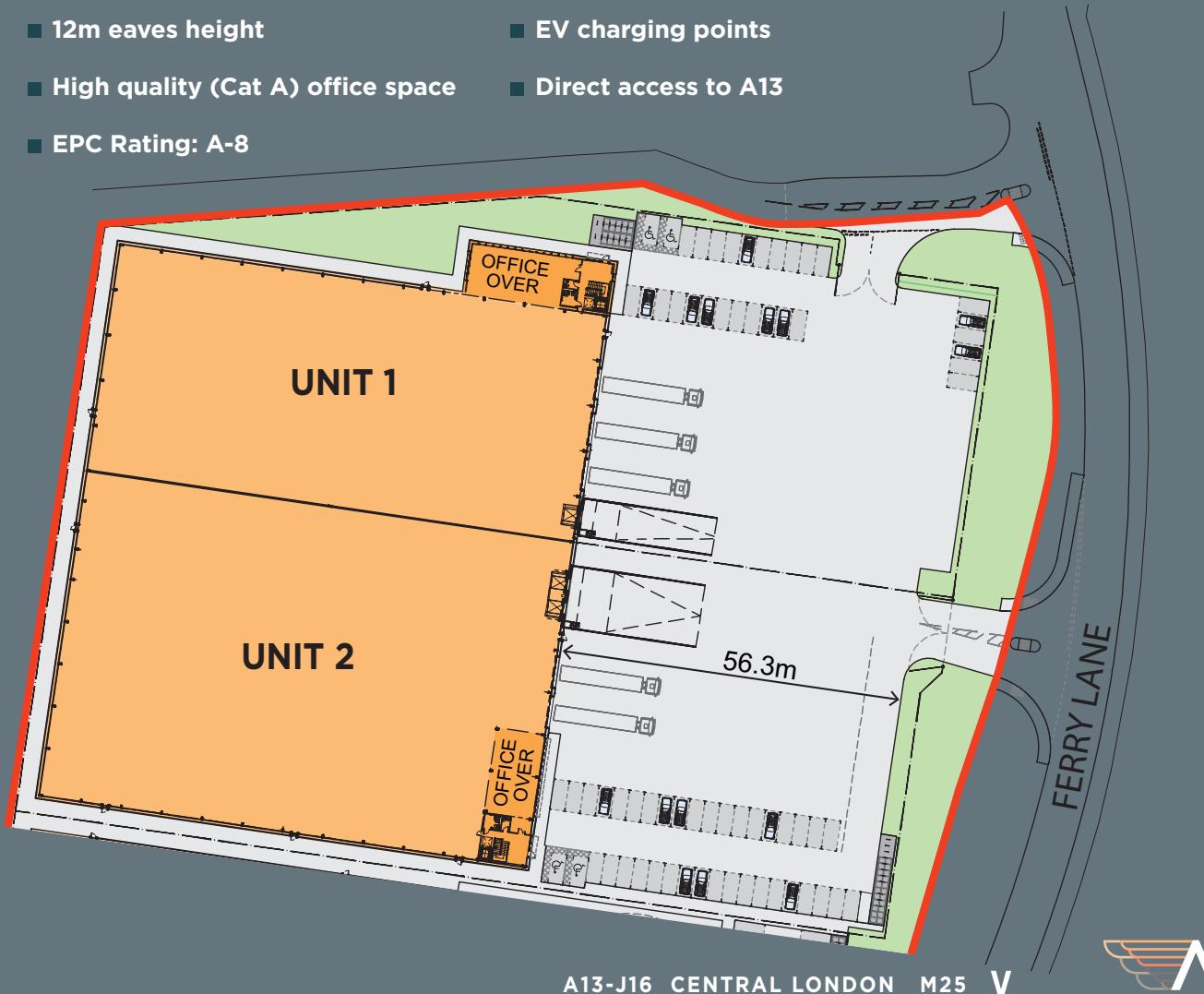
	SQ FT	SQ M
Warehouse	46,670	(4,336)
Office (1st floor)	1,880	(174)
TOTAL	48,550	(4,510)



FEATURES



- 50kN/m² floor loading
- Dock and level loading access
- 12m eaves height
- High quality (Cat A) office space
- EPC Rating: A-8
- 56m self-contained secure yards
- PhotoVoltaic roof panels
- EV charging points
- Direct access to A13



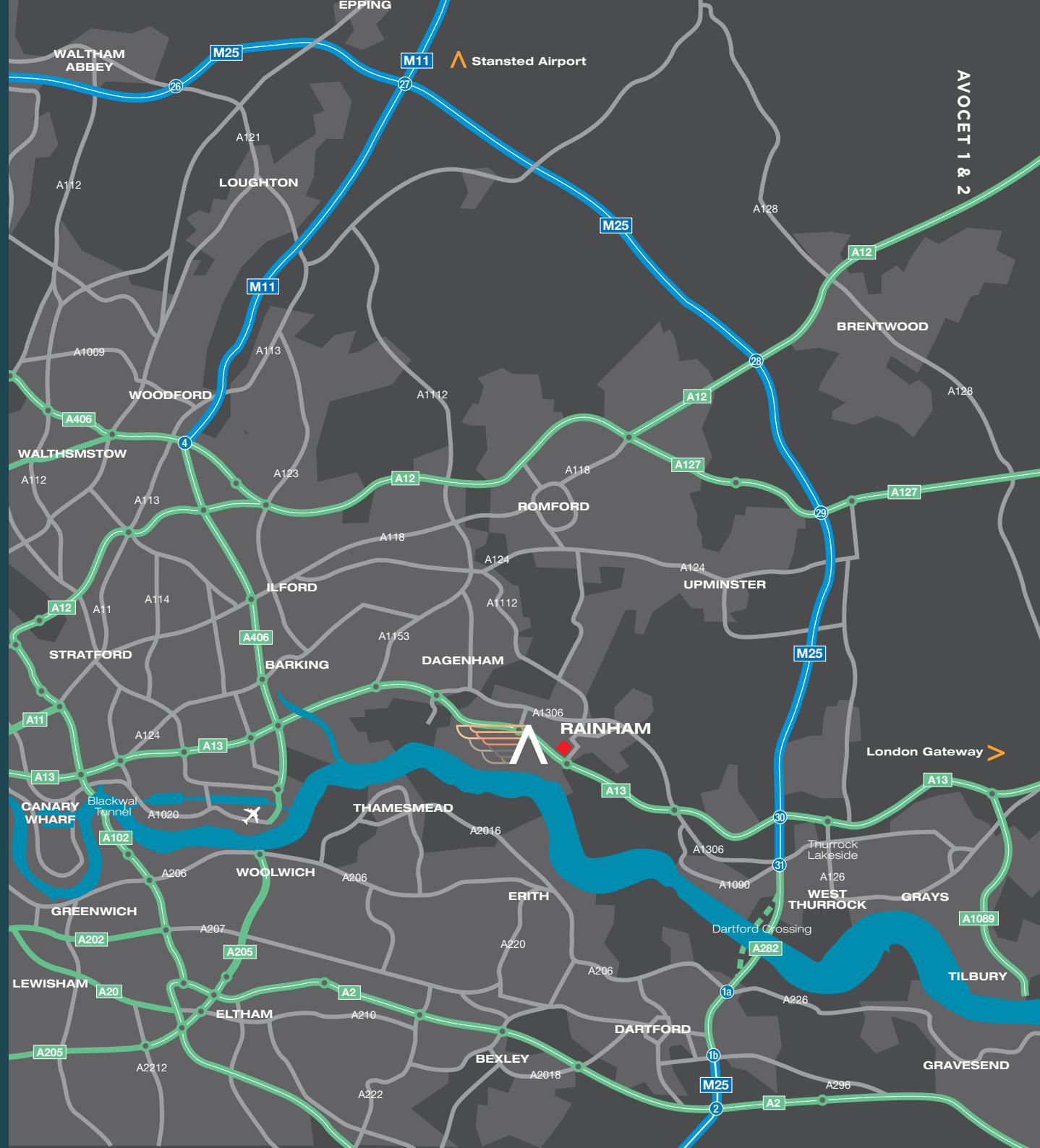
CONNECTIONS

Avocet Park benefits from excellent road communications as it is situated directly adjacent to Junction 16 of the A13, allowing direct access to Central London and to the M25 at Junction 30 and Junction 27 via the A406 / M11.

Train services from Rainham serve both London Fenchurch Street (fastest time c.24 minutes) and Grays, with additional services towards Pitsea.

DRIVE DISTANCES

Stansted Airport	36 miles
M25 - Junction 27	18
London Gateway	13
The City	13
Canary Wharf	10
M25 - Junction 30	4



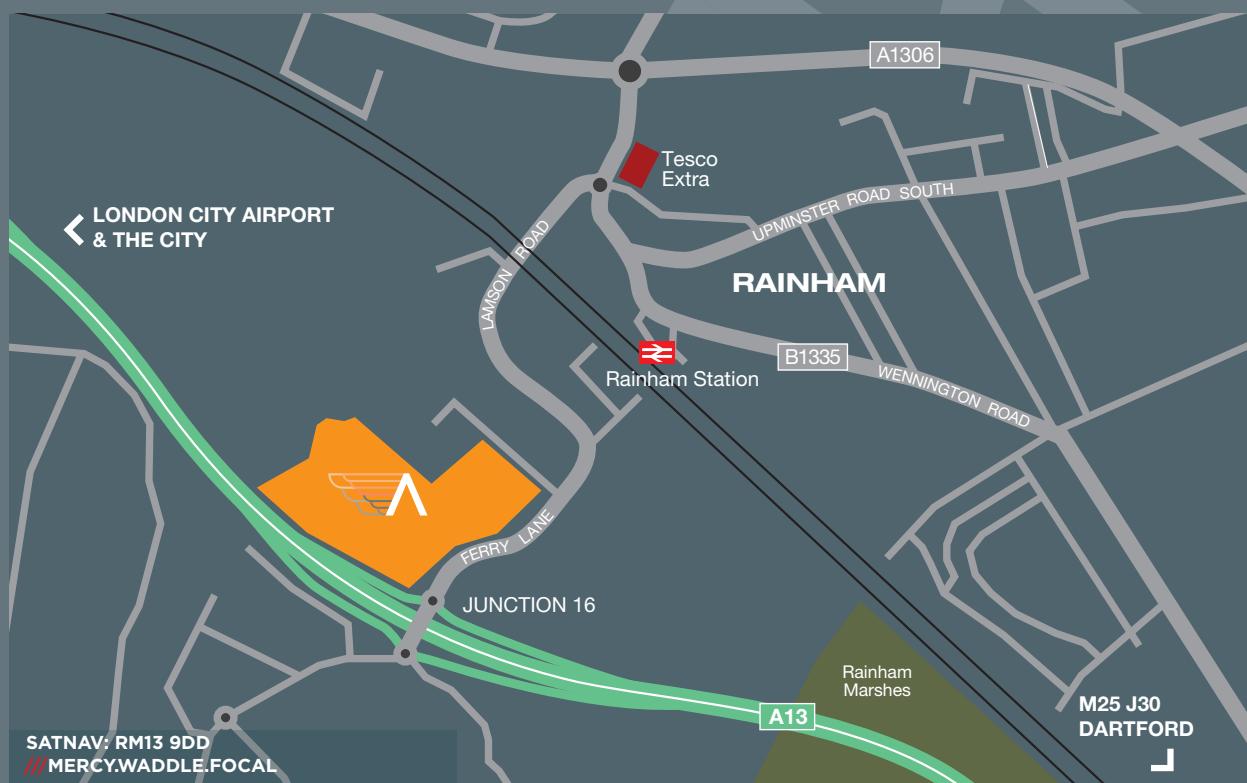
FERRY LANE | RAINHAM | ESSEX | RM13 9DD



LOCAL AREA

Rainham is ideally located adjacent to the main A13 trunk road between Central London and the Dartford Crossing. Rainham railway station is served by c2c trains, running frequent services between Fenchurch Street in the City of London and Grays in Thurrock.

Several London Bus routes serve Rainham, including routes 103, 165, 287, 372, which provide connections to Barking, Elm Park, Hornchurch, Lakeside and Romford.



A development by
Rainham Steel Investments Ltd

RAINHAM STEEL

VIEWING

For further details contact the joint agents.

TERMS

Units available either individually or combined. New leases available on terms to be agreed. Alternatively, the freehold is available for sale with vacant possession. Rent/price on application.

PHASE 3 D&B

Land available for D&B - more information available upon request.



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Colin Herman
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www.avocetpark.co.uk

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. January 2026.

