



Former Library, Rainham Road, Rainham, RM13 7RD

Residential/ Retail/ Leisure/ Development Site FOR SALE

- Links to Community Hall
- Development Potential for alternative uses such as Residential, Leisure and Commercial uses (STP)
- Set within a 0.5 acre site
- Nearby Occupiers Include Tesco Express, KFC and Local Vets and Pharmacy
- Prominent Main Road Frontage
- Off-Street Parking
- Adjacent to a Highly Successful Child Day Nursery
- [///indeed.poppy.brands](http://indeed.poppy.brands)

Summary

Available Size	26,136 sq ft
Business Rates	N/A
EPC Rating	E

Description

This spacious, detached single-storey building, dating from the early 1960s, offers a distinctive blend of mid-century modern design and practical functionality. Built with a steel portal frame, external cladding, and brickwork, it features striking floor-to-ceiling windows (over 6m high) on the front elevation, giving it a bold and memorable presence.

Internally, the property provides flexible accommodation, including meeting rooms, offices, kitchen areas, WC facilities, and plant rooms, making it suitable for a wide range of commercial uses. The layout offers generous space for both private and communal functions, complemented by a welcoming entrance lobby.

The site also includes open land to the front, with pedestrian access from the public highway and a mature tree that enhances the setting. The plot lends itself to potential comprehensive residential redevelopment for various housing or living arrangements.

With its strategic location, adaptable internal configuration, and ample parking, this property presents an excellent opportunity for numerous commercial uses.

Location

South Hornchurch Library is in Rainham, located on Nelson Road in the London Borough of Havering. Transport links are strong, with the South Hornchurch Library bus stop (Stop D) directly outside. Dagenham Heath Way (District Line) station is to the East, and Rainham Station (Mian line C2C) is 1.6 miles South, offering access to the London 15 miles away.

The library sits just north of the A13, which connects to the M25 and provides wider links to cities including Manchester, Leeds and Newcastle via the M1. London City Airport is 11 miles west via the A13, and London Southend Airport is 28.3 miles west along the same route.

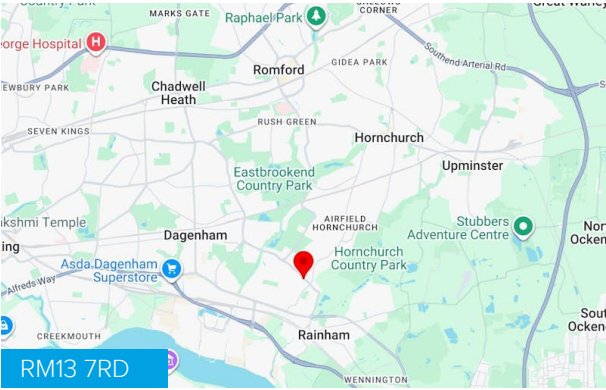
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Leisure Space, Offices & Kitchen	4,295	399.02	Under Offer
Outdoor - Overall Site & Car Parking	21,841	2,029.10	Under Offer
Total	26,136	2,428.12	

Sale Process

This disposal will be by way of "Informal Tender" only. Please registered with Align for a tender pack to be issued.



Viewing & Further Information



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