

## Unit 6c Albright Industrial Estate, Rainham, RM13 9BU



### Unit with external storage FOR SALE

Approx 4,231 sq ft (393 sq m)

- Close A13/M25/QE2 bridge
- Office, staffroom & ladies/gents toilets
- Close to Rainham Station
- Oil fired heating
- Covered storage approx. 800 sq ft
- Planning consent for 1<sup>st</sup> floor and loading area

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

**Location**

The premises form part of an established and popular industrial area lying immediately to the North of the A13 providing access to the National Motor Way system via junctions 30/31 of the M25, approximately 4.7 miles distant. Rainham train station is within walking distance and provides a service to London (Fenchurch Street) in approximately 25 minutes.

**The property**

A single storey unit comprising an open plan area with office, staffroom and toilets, together with two storage areas to the side.

There is 3-phase power, suspended ceiling with recessed lighting (main area) and loading door opening onto a covered loading area. The eaves height is approximately 3.5m.

Our client currently uses 2 parking spaces alongside the main access but we understand that they are not included within our client's ownership.

We understand that consent has been secured for a first floor and loading area comprising approximately 270 sq m (2,900sq ft). Further details are available on line via Havering Council's planning portal under ref: P0335.19.

**Accommodation** The approximate gross internal floor area is:

Ground floor	4,231 sq ft	393 sq m
Canopy	800 sq ft	77.9 sq m

Planning consent for a further 2900 sq ft (270 sq m) has been secured.

**Terms**

Freehold with vacant possession.

**Figures**

**£495,000.** A BID Levy is payable, further details on request.

**Business rates**

The Rateable Value is £18,000 (2017), making the Rates Payable, £8.838 pa (19/20).

**Legal costs**

Each party is to be responsible for the payment of its own legal costs at completion.

**EPC**

The EPC rating is E105

**Agent's Note**

All figures quoted are exclusive of Vat (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.



**Money Laundering Regulations**

Due to recent money laundering regulations, all tenants and purchasers when making an offer on a property will need to provide a copy of their current passport photo page and a recent Utility Bill confirming their current address.

**Enquiries/viewing**

Please contact joint sole agents:

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AC Commercial 01708 731200 or [info@ac-commercial.com](mailto:info@ac-commercial.com). Attn: Andrew Caplin

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