

## Unit 8 Easter Park, Ferry Lane South, Rainham, RM13 9BP



## Modern unit with Offices, R & D & Mezzanine TO LET

Approx. 7,601 sq ft (706.8 sq m)

- End-terrace
- Eaves height approx. 7.5 sq m
- Electrically operated loading door
- Offices/kitchen/toilets to ground & 1<sup>st</sup> floors
- Private & communal parking

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

**Location**

Forming part of the established Ferry Lane Industrial Area located just south of the A13 which provides access to the M25 at Junction 30 and the A406 to the west. Rainham's Mainline Train Station is close by and provides a service to London (Fenchurch Street) in approximately 25 minutes.

**The property**

A modern end-terrace unit with two storey offices to the front, R & D area at 1<sup>st</sup> floor and storage mezzanine. The offices provide both open plan and individual rooms with kitchen and toilet facilities on both levels. The unit offers clear span space with an eaves height of approx. 7.5m. An electrically operated loading door provides commercial access and opens onto a private loading area with private parking to the side. There is additional communal parking adjacent.

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

Ground floor unit	3,448 sq ft	320.7 sq m
Ground floor office	950 sq ft	88.3 sq m
1 <sup>st</sup> floor offices	1,115 sq ft	103.6 sq m
<b>Total</b>	<b>5,513 sq ft</b>	<b>512.7 sq m</b>
R & D	826 sq ft	76.8 sq m
Mezzanine	1,262 sq ft	117.3 sq m

**Note: The unit can be adapted to suit.**

**Terms**

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

**Figures**

**£80,000pax.** A BID Levy and service charge are payable, further details on request. The rent is subject to Vat.

**Business rates**

The Rateable Value is £48,250 (2017), making the Rates Payable, £23,642 pa (20/21).

**Legal costs**

Each party is to be responsible for its own costs.



**EPC**

The EPC rating is C51.

**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.

**Enquiries/viewing**

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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