

C8 Star Business Centre, Marsh Way, Fairview Ind Est.,
Rainham, Essex, RM13 8UP



WAREHOUSE TO LET *RENT REDUCED*

Approx 3,346 sq ft (310 sq m)

- Offices/Warehouse/Storage Area
- Caged storage
- Five parking spaces & loading bay
- Eaves approx. 6m
- Kitchen & toilet
- 24/7 Estate security

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

Location

The Unit forms part of the Fairview Industrial Park, Rainhams' premier Estate lying adjacent the A13 providing access to the M25 and The Queen Elizabeth II Bridge to the East and the M11 link, Docklands and City to the West. Rainham train station is close by providing a service to London (Fenchurch Street) in approximately 25 minutes.

The property

An end-terrace industrial/warehouse unit of steel frame construction to an eaves height of approximately 6m, rising to approximately 7.4m at the apex.

A manually operated roller shutter loading door provides loading access with pedestrian door inserted. The unit provides a toilet with kitchen to the front and caged area with mezzanine area at the rear. A sub-divided open plan office is on the upper level.

Features include 3-phase power and NEW LED LIGHTS.

5 car parking spaces are allocated to the front.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Ground floor approx.	2, 315 sq ft	215 sq m
Mezzanine approx.	1,031 sq ft	95 sq m
Total approx.	3,346 sq ft	310 sq m

Terms

To be let on a new full repairing and insuring lease for a term to be agreed at **£29,500 pax**, subject to periodic rent reviews. A service charge, BID Levy and building insurance are payable, further details on request.

References/Accounts

Accounts and references from company bank, previous landlord and accountant are required. A rent deposit WILL be payable.

Business rates

The Rateable Value is £24,500 (2017) making the Rates Payable £12,029pa (19/20).

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The EPC rating is C74.

Agent's Note

All figures quoted are exclusive of Vat.

No warranty is given in respect of the current planning use.

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

There is no gas on the Estate.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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