

Mick Fury House, Lowen Road, Rainham, Essex, RM13 8HT



New Retail Unit TO LET

Approx. 2,055 sq ft (191 sq m) - Could Divide

- Adjacent Costcutter Supermarket
- Part of a new residential development of 555 units
- Frontage & Return frontage
- Parking
- Open plan

Location

The premises form part of Orchard Village, a new residential estate providing 555 homes once completed. Occupying a central position within the development, the property lies a short distance to the North of New Road (A1306), which links with the A13, less than 1 mile away. The A13 connects with the National Motorway System via the A406 approximately 5 miles to the West. Rail connections are also good with Dagenham Dock c2c being close by providing a service to London (Fenchurch Street) in approximately 21 minutes. Dagenham Heathway (District Line) is less than 2 miles away.

The property

Completed in 2017, the available retail unit occupies a prominent corner position, being offered in shell specification for fitting out.

The space is open plan and capable of being divided to form two smaller units if required.

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

Ground floor 2,055 sq ft 191 sq m

Capable of being divided to form 2 smaller units if required.

Terms

To be let on a new effective full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews. A service charge will be payable for communal expenditure, further details of which are available on request.

Figures

£35,000 pax Rent for smaller units on request.

The rent is subject to Vat.

A rent free package is available for the fit-out – please contact the agents for further details.

EPC

The EPC reports are in the process of being prepared.

Business rates

In the process of being assessed.

Legal costs

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



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.

The floor areas should be verified on site in due course.

Enquiries/viewing

Please contact the joint sole agents:

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