

C7 Suttons Business Park, New Road, Rainham, RM13 8DE



Warehouse approx. 1,800 sq ft (167.4 sq m)
TO LET - RENT INCENTIVE NOW AVAILABLE

- Eaves approx. 6.1m
- New toilet & kitchenette
- Extensive redecoration
- New LED lighting
- 5 car spaces
- Vacant & Readily available
- Newly refurbished

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

Location

This modern unit is located just off the A1306, a 3 minute drive from the A13. It benefits from excellent access to both the M25 and Dartford Crossing. Rainham Mainline Station which connects to London (Fenchurch Street) in approx 25 mins is close by.

The property

The property has undergone complete refurbishment both internally and externally. The unit comprises a mid terrace industrial/warehouse served by a roller shutter loading door with separate pedestrian door. The height ranges between approximately 6.1-7.5m.

This unit has new toilet and kitchenette. There are windows at 1st floor level for additional daylight into the warehouse. Three phase power and gas are available (gas meter required). Externally, there are five allocated parking spaces and loading area demarcated yellow.

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

Ground Floor Approx. 1,800 sq ft (167.4 sq m)



Terms

To be let on a new full repairing and insuring lease for a term to be agreed, incorporating rent reviews. **The first years rent is £15,000 per annum exclusive rising to £20,000 per annum exclusive thereafter subject to financial status and lease term.** Service charge on application. Building insurance £1,000pa, subject to final quotation from insurer depending on usage/occupier. A rent deposit will be required according to accounts and references.

Business rates

The Rateable Value is £18,000, making the Rates Payable, £8,838pa (19/20)

Legal costs

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

References/Accounts

Accounts and references from tenant's bank, previous landlord and accountant may be required. A rent deposit will be payable.

EPC

The EPC rating is C73.

Schedule of Condition

Branch Associates are to prepare a schedule of condition requiring the tenant to return the unit in the same condition as taken. The cost of the schedule is payable by the ingoing tenant.

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/viewings

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



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Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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