

## FREEHOLD FOR SALE

DETACHED UNIT approx. 10,676 sq ft (992.8 sq m)  
with YARD approx. 7,291 sq ft (678 sq m)



**15 LAMSON ROAD. RAINHAM. ESSEX RM13 9YY**

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

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

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

### 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 detached self-contained unit with large fenced and gated yard fronting Lamson Road. The main warehouse/factory area offers column space with an eaves height of approx. 5.0m, rising to approx. 7.5m at the apex. Two roller shutter loading doors provide access and open onto the yard. There is a small twin bay extension to the front.

The property is arranged to provide ground floor reception, toilets and staff room beneath additional offices and kitchen at first floor. There is a light industrial mezzanine area to the front.

Externally there is a fully concreted, fenced and gated yard.

- **Detached**
- **Prominent**
- **Two loading doors**
- **Eaves approx. 5.0m**
- **Ground & 1<sup>st</sup> floor offices**
- **Ground floor toilets and staffroom**
- **Fluorescent lights**
- **Double glazing**
- **Air conditioning to offices**
- **3-phase electricity & gas**

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

	sq ft	sq m
Ground floor unit	8,817	819
1 <sup>st</sup> floor	1,859	172
<b>Total</b>	<b>10,676</b>	<b>992</b>
Industrial mezzanine	1,196	111
Front extension	454	42
Yard	7,291	678

### Terms

Freehold for sale with vacant possession.

### Figures

Offers in excess of £1.7M are invited. We understand that Vat is NOT payable.

### Business rates

The Rateable Value (2017) is £49,750, making the Rates Payable, £24,377.50pa (21/22). The property lies within an area where a BID levy is payable (1.25% of the Rateable Value).

### Legal costs

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

### EPC

In the process of being assessed.

### 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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