

## Unit 3C Lamson Road, Rainham, RM13 9YY



Taken prior to previous tenant's occupation

Unit Approx. 4,000 sq ft (372.8 sq m)

### TO LET

- Full height loading door
- Kitchen & toilets
- First floor open plan office
- Clear span light industrial/storage
- Eaves height approx. 6.7-8.5m

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

### Location

The premises form part of an established 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. The train station is within walking distance and provides a service to London (Fenchurch Street) in approximately 25 minutes.

### The property

An end-terrace property with offices on the first floor and kitchen/toilets below. There is a full height electrically operated loading door to the front and demarcated parking.

There is 3-phase power and LED lighting.

### Accommodation

Based on Architect plans the approximate gross internal floor area is:

Accommodation	Approx sq ft	Approx sqm
Ground floor	3604	335
First floor	405	37
Total	4000	372

### Terms

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

### Figures

£70,000 per annum exclusive plus VAT  
A BID Levy is payable, further details of which are available on request.

### Business rates

The Ratable Value is £44,500 (2023), making rates payable approx. £22,205, although interested parties are advised to satisfy themselves in this respect.

### Legal costs

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

### EPC

The EPC rating is C69, expiring July 2029.

### 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 or email:  
[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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