

TO LET

**NEW UNIT approx. 2,740 sq ft (254.8 sq m)
with PRIVATE YARD**



Unit 5a Albright Industrial Estate, Rainham, RM13 9BU

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

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

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:

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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. Rainham train station is within walking distance and provides a service to London (Fenchurch Street) in approximately 25 minutes.

The property

A new semi-detached unit providing column free space with eaves height of approximately 6.5m and two electrically operated loading doors to the front. 3-phase power is available and mains drainage for the installation of toilets is provided. New lighting will be provided by the landlord.

To the front is a private yard with new gate to be provided by the landlord.

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

Ground floor	2,740 sq ft	(254.8 sq m)
Yard	800 sq ft	74.4

Terms

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

Figures

£41,250pax

Building insurance and utilities are payable in addition.

Business rates

A proportion of the current assessment is payable, further details of which are available on request.

Legal costs

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

Energy Performance Certificate

A new EPC is in the process of being prepared.



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 or email: jb@branchassociates.co.uk

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