

TO LET/MAY SELL

Warehouse/Light Industrial Unit with Offices
approx. 1,540 sq ft (143 sq m)



**B11 Suttons Business Park, New Road, Rainham,
Essex RM13 8DE.**

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:

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

This modern unit is located just off the old A13, now the A1306 and only a 3 min drive from the new A13. It benefits from excellent access to both the M25 and Dartford Crossing, approximately 7.4 miles to the East. The A406 lies approximately 6.8 miles away. Rainham Mainline Station which connects to London (Fenchurch Street) in approximately 25 minutes is also close by.

The property

The unit comprises a mid terrace industrial/warehouse served by a roller shutter door to the main warehouse. A separate pedestrian door leads into a lobby/trade counter area. This unit has two kitchens and two toilets, together with offices positioned at first floor level. There are three allocated parking spaces as well as the area in front of the roller shutter door.

Please note, HGVs are unable to access this estate, cars and vans only.

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

Ground Floor Approx.	1,035 sq ft	(96.1 sq m)
First Floor Approx.	505 sq ft	(46.9 sq m)
Total Approx.	1,540 sq ft	(143 sq m)

Terms

Freehold with vacant possession.

OR

To be let on a new full repairing and insuring lease for a term to be agreed with upward only rent review after 3 years.

Figures

£285,000 Freehold.

OR

An asking rent of **£18,000pax plus VAT**. A service charge, building insurance and BID Levy are payable, further details on request.

Business Rates

The Rateable Value (2017) is £14,250, making the Rates Payable, £6,982.50pa (21/22).

Timing

The unit is available from **1st October 2021**.

Legal costs

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

References/Accounts

Two years accounts and references from company bank, previous landlord and accountant are required. A rent deposit may be payable.

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 (£600 plus Vat) is payable by the ingoing tenant.

EPC

The energy rating of this building is E 115. The certificate and full report are available on request

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

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.

These are preliminary particulars awaiting our client's approval.

Enquiries/viewing

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



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:

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.