

Unit B15 Suttons Business Park, New Road, Rainham, Essex,
RM13 8DE



Warehouse approx. 2,034 sq ft (188.9 sq m)
FOR SALE *PRICE REDUCED*

- 3-phase power
- Gas connection
- Roller shutter loading door
- Offices, toilets & kitchen

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

Location

Located just off the A1306, a 3 minute drive from the A13, the Unit 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 unit comprises a mid terrace industrial/warehouse served by a manual roller shutter loading door with separate pedestrian door.

The ground floor comprises of offices and store room, with both male and female toilets located to the front of the unit. Further offices and a kitchenette are located at 1st floor level together with double-glazed windows. There is a suspended ceiling with recessed LED lighting. Gas central heating is installed and 3-phase power is available.

Externally, there are three allocated parking spaces.

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. | 1,016 sq ft | (94.46 sq m) |
| First Floor Approx. | 1,018 sq ft | (94.64 sq m) |
| Total | 2,034 sq ft | (188.9 sq m) |

Figures

£365,000 is sought for the Freehold. A Service Charge may be payable.

Business rates

The Ratable Value is £15,500 (2017), making rates payable £7,734.50p (21/22). Small Business Rate Relief may apply, interested parties are advised to satisfy themselves fully.

Legal costs

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

EPC

Awaiting assessment.

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.

Enquiries/viewings

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



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