

C5 & C6 Suttons Business Park, New Road, Rainham,
RM13 8DE



Two Warehouse Units approx. 1,935 & 2,016 sq ft
(179.9 & 187.4 sq m)

FOR SALE

- Available separately or combined
- 3-phase power & Gas for connection
- Roller shutter loading doors
- 4 car spaces per unit

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 Units benefit 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 units currently inter-connect within a mid-terrace position and benefit from a full-height roller shutter loading door. The eaves height is approximately 6.0m to both units as well as a 3-phase power and gas connection.

Unit C5 offers clear span storage space with a ground floor toilet and store room. A first floor office is located above. Unit C6 comprises further clear span space, with an additional toilet located to the front.

There is gas on site but connection and a meter may be required. Externally, each unit is allocated four 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:

Unit C5		
Ground Floor	1,841 sq ft sq ft	171.1 sq m
1 st Floor	175 sq ft	16.3 sq m
Total	2,016 sq ft	187.4 sq m

Unit C6		
Ground Floor	1,935 sq ft	179.9 sq m
Total	1,935 sq ft	179.9 sq m

NOTE – The Units are available sepertely or combined.

Combined Total 3,951 sq ft 367.3 sq m

Freehold

Freehold subject to vacant possession at;

Unit C5 - **£415,000 plus VAT**

Unit C6 - **£400,000 plus VAT**

An Estate service charge is not currently payable, but should this change in the future, the tenant will be responsible.

Business rates

The Ratable Value for Unit C5 is £18,250 (2017) making Rates Payable £9,106.75 (20/21).

The Ratable Value for Unit C6 is £18,000 (2017) making Rates Payable £8,982 (20/21).

Legal costs

To be agreed.

EPC

Both Units are awaiting reassessment.

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.

Measurements produced by a third party. Interested parties are advised to satisfy themselves fully with respect of property dimensions.

Enquiries/viewings

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

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