

Confidentially available

Easter Park, Ferry Lane South, Rainham, RM13 9BP



Modern unit with offices

TO LET

Approx. 7,153 sq ft (665.2 sq m)

- End-terrace
- Eaves height approx. 7.5 sq m
- Electrically operated loading door
- Two storey office & welfare facilities
- Private & communal parking

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

Location

Forming part of the established Ferry Lane Industrial Area located just south of the A13 which provides access to the M25 at Junction 30 and the A406 to the west. Rainham’s Mainline Train Station is close by and provides a service to London (Fenchurch Street) in approximately 25 minutes.

The property

A modern end-terrace unit with two storey office/welfare facilities to the front and first floor training room to the rear. There is full height storage space with loading door access adjacent.

The offices provide both open plan and individual rooms with kitchen and toilet facilities on both levels.

The unit offers clear span space with an eaves height of approx. 7.5m. An electrically operated loading door provides commercial access and opens onto a private loading area with private parking to the side. There is additional communal parking adjacent on the main road.

Accommodation The approximate gross internal floor area is:

Ground floor unit	3,448 sq ft	320.7 sq m
Ground floor office	950 sq ft	88.3 sq m
1 st floor offices	2,755 sq ft	103.6 sq m
Total	7,153 sq ft	665.2 sq m

Terms

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

Figures

£145,000pax. A BID Levy (approx. £720pa) and service charge (approx. £1080pa) are payable, further details on request. The rent is subject to VAT.

Business rates

The Rateable Value is £55,000 (2023), making the Rates Payable approx. £3000 per month (23/24).

Legal costs

Each party is to be responsible for its own costs.



EPC

The EPC rating is C51.

Agent’s Note

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 respect our client’s confidentiality and view by prior arrangement only via 01708 860696 or email: jb@branchassociates.co.uk

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