

Ground & 1st floor, Eagle House, K9 Estate, Ferry Lane South, Rainham, RM13 9YH



Self-contained studio/light industrial/office space

TO LET

Approx 650 - 1,300 sq ft (60 - 120 sq m)

- Close A13/M25/QE2 bridge
- LED lights
- Toilet/office & open plan area
- 4 car spaces
- All mains services

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

Ground floor and first floor studio/light industrial/office space with toilets to both floors.

Externally, there are four car spaces for both suites.

Accommodation The approximate gross internal floor area is:

Ground floor	650 sq ft	60 sq m
First floor	650 sq ft	60 sq m

Available separately or combined.

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

£11,500 per annum exclusive per floor. A BID Levy and service charge are payable, further details on request. VAT is payable on the rent.

Business rates

The Rateable Value for the ground floor (2023) is £8,500. The first floor Rateable Value (2023) is £10,500. Assuming the tenant qualifies under Small Business Rate Relief rules, no business rates are payable, however interested parties are advised to satisfy themselves fully in this respect.

Legal costs

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

EPC

Ground floor – C61
First floor - TBC

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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