

C7 Suttons Business Park, New Road, Rainham, RM13 8DE



Warehouse approx. 1,800 sq ft (167.4 sq m)  
**TO LET**

- Eaves approx. 6.1m
- New toilet & kitchenette
- LED lighting
- 5 car spaces

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

### Location

This modern unit is located just off the A1306, a 3 minute drive from the A13. It 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 roller shutter loading door with separate pedestrian door. The height ranges between approximately 6.1-7.5m.

This unit has new toilet and kitchenette. There are windows at 1<sup>st</sup> floor level for additional daylight into the warehouse. Three phase power and gas are available (gas meter required). Externally, there are five allocated parking spaces and loading area demarcated yellow.

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. 1,800 sq ft (167.4 sq m)



### Terms

Available by way of lease assignment at a passing rent of **£18,000pax**. The existing lease is full repairing and insuring, expiring on 30<sup>th</sup> September 2026. There is a tenant break (subject to 6 months prior notice) and rent review on 1<sup>st</sup> July 2023. A Service Charge and Building Insurance are payable, subject to final quotation from insurer depending on usage/occupier. A rent deposit will be required according to accounts and references.

### Business rates

The Rateable Value is £18,000, making the Rates Payable, £8,838pa (19/20)

### Legal costs

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

### References/Accounts

Accounts and references from tenant's bank, previous landlord and accountant may be required. A rent deposit will be payable.

### EPC

The EPC rating is C73.

### 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](mailto:jb@branchassociates.co.uk)



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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://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.