

Unit 12, K9 Estate, Ferry Lane South, Rainham, RM13 9YH



End-terrace Offices Approx 2646 sq ft (246.0 sq m) TO LET

- Close A13/M25/QE2 bridge
- Parking for multiple cars
- Part air-conditioned
- Toilets to both floors

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

Comprising ground and first floor offices with ancillary welfare facilities at both levels.

Externally, there is ample on-site parking.

Accommodation The approximate gross internal floor area is:

Unit 12 2646 sq ft 246.0 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

£49,500 per annum exclusive per unit or

A service charge is payable at approximately £275 per quarter per unit. A BID levy is payable, further details on request. VAT is payable on the rent or sale price.

Business rates

The Rateable Value (2023) concerning Unit 11 & 12 is £33,250, making Rates Payable approx. £16,592 for Units 11 & 12.

As for ground floor Eagle House, the Rateable Value is £8,500 (2023), making nil rates payable under current Small Business Rate Relief. However, interested parties are advised to satisfy themselves fully.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating for units 11 & 12 is D92.

Agent's Note

All figures quoted are exclusive of VAT

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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