

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



Mid-terrace Unit TO LET

Approx 1489 sq ft (138 sq m). Adjoining unit/offices totaling approx. 7,075 sq ft (657.9 sq m) also available

- Close A13/M25/QE2 bridge
- Electrically operated loading door
- Parking to the front
- Eaves approx. 5m
- 3-phase power

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 mid-terrace industrial space with internal toilet. Access is via a single pedestrian door and electrically operated roller shutter to front. The specification includes sodium lights, mains' power, water and drainage.

Adjoining unit and offices also available if required.

Externally, there is parking to the front.

Accommodation The approximate gross internal floor area is:

Unit 9	1,489 sq ft	138 sq m
Adjoining unit/offices	5,586 sq ft	519.4 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

£28,000 per annum exclusive plus VAT.

Terms for adjoining unit/offices available on request.

A service charge is payable at approximately £275 per quarter per unit. A BID levy is payable, further details on request.

Business rates

The Rateable Value as of April 2023 is £16,500 per annum, making rates payable approximately £8,085 per annum (23/24). However, interested parties are advised to satisfy themselves in this respect with the local authority.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating is C51.



Typical internal layout

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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