

R/o 88 Rainham Road, Rainham, Essex RM13 7RJ



Office/commercial unit with parking TO LET

Approx. 1043 sq ft (97.0 sq m)

- Undergoing refurbishment
- Just off busy Cherry Tree junction
- 3 parking spaces to front
- Opposite Pay & Display car park
- Three loading doors

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



Location

The property lies adjacent the busy Cherry Tree junction, opposite a pay and display car park. Tesco Express and KFC are close by. Rainham Station is approximately 1.1 miles away, providing a service to London (Fenchurch Street) in around 25 minutes. The National Motorway network is available via the A13 approximately 1.5 miles due South and M25 approximately 6 miles to the East.

The Property

An end-terrace two storey building made of brickwork elevations beneath a pitched tiled roof with roof lights. Three electrically operated loading doors, two of which incorporates a pedestrian door to provide access. The property has undergone extensive refurbishment including new LED lighting throughout, new flooring and a good standard of general decoration. Externally there are 3 parking spaces and access to the front as well as shared toilet facilities on site.

Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate internal floor area is:

Ground floor	48.4 sq. m.	521 sq. ft.
First floor	48.4 sq. m.	521 sq. ft.
Total	97.0 sq. m.	1043 sq. ft.

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed outside the Landlord & Tenant Act 1954, subject to periodic upward only rent reviews. Note – the maximum lease term available is until 30th June 2030.

Figures

£14,500pa plus VAT. A BID Levy and building insurance are payable, further details on request. A further service charge maybe payable annually in advance.

Energy Performance Certificate (EPC)

The EPC rating is C74, expiring May 2034.

Business Rates

We have been unable to locate the Ratable Value on-line.

Legal Costs

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

References/Accounts

Accounts and references from company bank, previous landlord and accountant are required. A rent deposit will be payable.

Schedule of Condition

Branch Associates are to prepare a schedule of condition requiring the tenant to return the property in no worse condition than taken. The cost of the schedule (£500 plus VAT) is payable by the ingoing tenant.

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. We have relied on floor areas prepared by a third party hence they should be verified on site in due course by prospective tenants.

Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk



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Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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