

## Unit 5, K9 Estate, Ferry Lane South, Rainham, RM13 9YH



### Mid-terrace Unit FOR SALE

Approx. 4850 sq ft (451 sq m) with yard approx. 3200 sq ft (295 sq m)

- Internal office/toilet
- Close A13/M25/QE2 bridge
- Clear span column free space
- Maximum height approx. 8.4m
- Roller shutter loading door
- Rental income of £60,000pax for up to 1 year (negotiable)

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 and office. Access is via a single pedestrian door and manually operated roller shutter to front. The specification includes sodium lights, mains' power, water and drainage.

Externally, there is a yard to the front.

**Accommodation** The approximate gross internal floor area is:

Unit	4850 sq ft	451 sq m
Yard	3200 sq ft	295 sq m

### Terms

For freehold for sale. By mutual agreement, our client is willing to take a lease back for up to 12 months at £60,000pax.

### Figures

**Offers in excess of £975,000.**

A service charge and BID levy are payable, further details on request. VAT is payable.

### Business rates

The Rateable Value as of April 2023 is £47,500 per annum, making rates payable approximately £23,275 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 C58, expiring January 2033.



Yard

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

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