

Unit 9 Blackwater Close, Fairview Industrial Park, Rainham, RM13 8UA



Unit with Offices approx. 2,000 sq ft (235.4 sq m)
Plus Mezzanine 522 sq ft (48.6 sq m)

TO LET

- Electric loading door
- 24hr Estate security
- Approx. 5.7m eaves
- Parking on site
- Two storey offices/ancillary

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

Location

The unit forms part of the Fairview Industrial Estate, occupying a strategic location adjacent the A13. The A13 links with the City to the West and Junctions 30/31 of the M25 approximately 4 miles to the East. Rainham benefits from a rail connection to London (Fenchurch Street) with a travelling time of approximately 25 minutes.

The property

An end-terrace unit of portal frame construction with brickwork elevations beneath a corrugated roof incorporating translucent roof lights.

The unit includes a mezzanine floor, ground and 1st floor offices, ladies and gent's toilets and kitchenette.

Loading is by an electrically operated loading door. A pedestrian door leads to the offices. There is car parking adjacent.

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

	Sq.m	Sq.ft
Unit	75.8	815
Ground floor office	56.2	604
First floor	54.8	589
Total	186.9	2,000
Mezzanine	48.6	523.1

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

£37,500pax. We understand that a service charge/BID levy are payable, further details of which are available on request.

Business rates

The Rateable Value (2023) is £14,250, making rates payable approximately £6,982.50 but interested parties are advised to satisfy themselves in this respect.

NOTE: The address is Unit 8.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating is C66, expiring November 2033.

Agent's Note

All figures are quoted 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/viewing

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



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