

## D4 Star Business Centre, Marsh Way, Fairview Ind Est., Rainham, Essex, RM13 8UP



Industrial/warehouse unit with office approx. 1,850 sq  
ft (171.8 sq m) **FOR SALE**

- Recently refurbished
- New office
- Toilet
- Three phase power
- Four parking spaces & loading bay
- 24/7 Estate security

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

### Location

The Unit forms part of the Fairview Industrial Park, Rainhams' premier Estate lying adjacent the A13 providing access to the M25 and The Queen Elizabeth II Bridge to the East and the M11 link, Docklands and City to the West. Rainham train station is close by providing a service to London (Fenchurch Street) in approximately 25 minutes.

### The property

A mid-terrace industrial/warehouse unit of steel frame construction. Access is to the front via pedestrian and roller shutter loading doors. The unit has recently been refurbished to include a new office and toilet at ground floor. There is a mezzanine with loading area which provides additional storage space with good height at first floor level.

Externally, there are 4 car spaces and a loading area to the front.

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

Ground floor:	960 sq ft	89.1 sq m
First floor:	890 sq ft	82.6 sq m
<b>Total:</b>	<b>1,850 sq ft</b>	<b>171.8 sq m</b>

### Figures

**£585,000** freehold with vacant possession.

### Costs

A BID Levy (approx. £115pa) and estate charge (approx. £600pa + VAT) are payable.

### Business rates

The Rateable Value is £9,200 (2023), making nil rates payable under current Small Business Rate Relief. However, interested parties are advised to satisfy themselves fully with the Local Authority.

### Legal costs

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

### EPC

The EPC rating is C74, expiring June 2032.

### Agent's Note

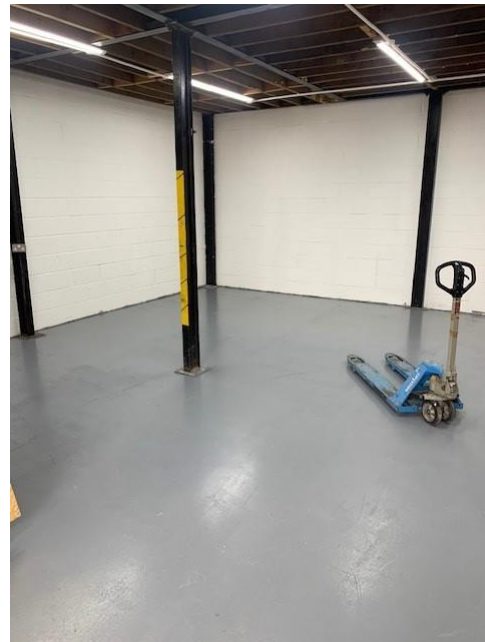
All figures quoted are exclusive of VAT. No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

### Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Enquiries/viewing

Please contact sole agents Branch Associates on: 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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