

Unit 11, K9 Estate, Ferry Lane South, Rainham, RM13 9YH



Mid-terrace Unit Approx 1485 sq ft (138 sq m) TO LET

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

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 manually operated roller shutter to front. The specification includes sodium lights, mains' power, water and drainage.

Ground and first floor offices are available on site if required.

Externally, there is parking to the front.

Accommodation The approximate gross internal floor area is:

Unit 11	1485 sq ft	138 sq m
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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 per unit or

Terms for 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. VAT is payable on the rent or sale price.

Business rates

The Rateable Value as of April 2023 is £16500 per annum, making rates payable approximately £8085 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 for units 11 & 12 is D92.



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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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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