

Units 9, 10, 11 & 12, K9 Estate, Ferry Lane South, Rainham, RM13 9YH



Units with offices totaling approx. 7,075 sq ft
(657.9 sq m)

TO LET

- Close A13/M25/QE2 bridge
- Full height units with loading doors
- Ground and first floor offices
- Toilets & kitchenette
- LED lights
- On-site parking

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

Units 9 & 10

Mid-terrace units with internal toilet. Access is via a single pedestrian door and manually operated roller shutter to front. The specification includes 3-phase power, water and drainage.

Unit 11

A ground floor unit with an eaves height of approx. 4.4m, rising to approx. 6.3m at the apex. Sodium lighting is fitted and there is an electrically operated roller shutter loading door.

Unit 12

Comprising ground and first floor offices with ancillary welfare facilities. This space is part air-conditioned.

Externally, there is on-site parking and loading access to the units.

Accommodation

The approximate gross internal floor area is:

Units	4,429 sq ft	411.8 sq m
Offices	2,646 sq ft	245.8 sq m
Total	7,075 sq ft	657.9 sq m

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Legal costs

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

Figures

£123,000 per annum exclusive plus VAT.

A BID Levy and service charge are payable, further details on request.

Business rates

Units 9 & 10

Rateable Value of each unit as of April 2023 is £16,500pa, making rates payable approximately £8,085pa (23/24).

Unit 11 & 12

Rateable Value as of April 2023 is £33,250, making Rates Payable approx. £16,592.

Ground floor & First floor Eagle House

Rateable Value is £8,500 for the ground floor and £10,500 for the first floor (2023), making nil rates payable under current Small Business Rate Relief.

However, interested parties are advised to satisfy themselves in this respect.

Energy Performance Certificate (EPC)

Units 9 & 10 - C51

Units 11 & 12 - D92

Ground floor Eagle House - C61

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.

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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