

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



Mid-terrace & End-terrace unit with offices
approx. 5,556 sq ft (516.7 sq m)

TO LET

- Close A13/M25/QE2 bridge
- Full height unit with loading door
- Ground and first floor offices
- 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

Unit 10

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.

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 to both floors. 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:

Unit 10	1,455 sq ft	135.2 sq m
Unit 11	1,455 sq ft	135.2 sq m
Unit 12	2,646 sq ft	246.0 sq m
Total	5,556 sq ft	516.7 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

£98,000 per annum exclusive plus VAT.

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

Business rates

The Rateable Value (2023) concerning unit 10 is £16500 per annum, making rates payable approximately £8085 per annum (23/24).

The Rateable Value (2023) concerning Unit 11 & 12 is £33,250, making Rates Payable approx. £16,592 per annum (23/24).

As for ground floor Eagle House, the Rateable Value is £8,500 (2023), making nil rates payable under current Small Business Rate Relief. However, interested parties are advised to satisfy themselves fully.

Energy Performance Certificate

The EPC rating concerning unit 10 is C51.

The EPC rating concerning units 11&12 is D92.

The EPC of Ground floor Eagle House is 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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