

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



Units totaling approx. 4,429 sq ft (411.4 sq m)

TO LET

- Close A13/M25/QE2 bridge
- Full height units with loading doors
- Toilets
- 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

Three 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.

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

Accommodation The approximate gross internal floor area is:

Units Total	4,429 sq ft	411.4 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.

Legal costs

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

Figures

£73,000 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.

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

Energy Performance Certificate (EPC)

Units 9 & 10 - C51

Units 11 & 12 – D92

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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