

Unit 4 (13) Blackwater Close, Fairview Industrial Park, Rainham, RM13 8UA



Offices approx. 750sqft (70sqm) with Storage
approx. 3,000sqft (279sqm) also available.

TO LET

- Open plan office
- 24hr Estate security
- Double glazing
- Kitchen and toilet
- 2 Car spaces
- Self-contained entrance

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

Location

The unit forms part of the popular Fairview Industrial Estate, occupying a strategic location adjacent the A13. The A13 links with the City to the West and Junctions 30/31 of the M25 approximately 4 miles to the East. Rainham benefits from a rail connection to London (Fenchurch Street) with a travelling time of approximately 25 minutes.

The property

First floor self-contained offices with private entrance from street level, providing large open plan space with private office, kitchen and toilet to the rear.

If required, storage / pick and pack space is available within the ground floor unit.

The offices have two parking spaces.

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

First Floor Office 750 sq ft (70 sq m)

Storage / pick and pack space up to 3,000sqft (279sqm) also available.

Terms

To be let on a new full repairing and insuring sub-lease until 8th September 2026.

Figures

1st Floor Offices - £12,000pa including all outgoings.

Storage - £12.50per sqft pa including all outgoings.

Legal costs

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

EPC

The EPC rating for this building is D98.

Agent's Note

We understand that Vat is not payable.

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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