

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



### Unit with Offices approx 6,138 sq ft (570 sq m) TO LET

- Three phase power
- 24hr Estate security
- 5.5m eaves
- Parking to front

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

An end terrace unit of brickwork and portal frame construction providing an eaves height of approximately 5.5m. A roller shutter loading door provides access to the column free warehouse/factory space. Offices and toilets are situated at both ground and first floors at the front.

Externally, there is parking and loading access at the front.

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

Ground floor	5,390 sq ft	(501 sq m)
First Floor Office	750 sq ft	(70 sq m)
<b>Total GIA</b>	<b>6,138 sq ft</b>	<b>(570 sq m)</b>

### Terms

To be let on a full repairing and insuring sub-lease to 8<sup>th</sup> September 2026. Consideration may be given to a longer lease.

### Figures

**£75,000 pax.** We understand that a service charge/BID levy are payable, further details of which are available on request.

### Business Rates

We were unable to locate an entry online. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

### 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](mailto:jb@branchassociates.co.uk)



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