

## Ferry Lane, Rainham, RM13 9BP



## Modern Office Suite TO LET

Approx. 1,115 sq ft (103.47 sq m)

- Private kitchen & toilet
- 1 parking space allocated plus communal parking
- Close to A13
- Vacant

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

### Location

The offices form part of a modern industrial unit on the established Easter Industrial Park. The A13 is approx. 1 mile distant and the M25 approx. 5 miles away. Rainham Station is approx. 1.7 miles distant, providing a service to London (Fenchurch Street) in approx. 24 minutes.

### The property

The offices occupy the front section of the unit at first floor level. The space is arranged to provide 3 good sized offices together with private kitchen and toilet facilities. Double-glazed windows to the front and side provide excellent natural lighting.

One car space is allocated to the front and further communal parking is available on the road opposite.

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

First floor office area      1,115 sq ft      103.47 sq m

### Terms

To be let on a new full repairing and insuring lease for a term to be agreed at **£18,000pa** including water & electricity bills payable monthly in advance. Telecoms are not included.

Under current Small Business Rate Relief Rules, nil Business Rates are payable.

### Legal costs

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

### EPC

The EPC rating for the entire unit is C51.

### Agent's Note

All figures quoted are exclusive of Vat.

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 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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