

## C7 Star Business Centre, Marsh Way, Fairview Ind Est., Rainham, Essex, RM13 8UP



Industrial/warehouse unit with office approx. 1,754 sq ft (163.1 sq m) and mezzanine approx. 866 sq ft (80.5 sq m)

**TO LET \* Rent Reduced**

- LED lighting
- 3-phase power
- Four parking spaces & loading bay
- Eaves approx. 6m
- Kitchen/toilet/staff room
- 24/7 Estate security

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

### Location

The Unit forms part of the Fairview Industrial Park, Rainhams' premier Estate lying adjacent the A13 providing access to the M25 and The Queen Elizabeth II Bridge to the East and the M11 link, Docklands and City to the West. Rainham is an ideal location which occupies a position on the London to Southend corridor. Rainham train station is close by providing a service to London (Fenchurch Street) in approximately 25 minutes.

### The property

A mid-terrace industrial/warehouse unit of steel frame construction to an eaves height of approximately 6m, rising to approximately 7.4m at the apex from ground floor level. Elevations are internal blockwork and facing brick with metal profile cladding above. The roof is lined, insulated, and has natural lighting via translucent lights.

An electrically operated roller shutter loading door provides loading access and there is a separate pedestrian door. The unit provides a ground floor toilet with staff room and kitchenette to the rear. Internally, there is a mezzanine floor with a floor to ceiling height of approximately 2.6m and first floor office with small room to rear.

4 car spaces are allocated to the front.

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

Ground floor:	135.2 sq m	1454 sq ft
First floor:	27.8 sq m	300 sq ft
Mezzanine	80.5 sq m	866 sq ft
<b>Total:</b>	<b>243.5 sqm</b>	<b>2,620 sq ft</b>

### Terms

To be let on a new full repairing and insuring lease for a term to be agreed with an asking rent of **£32,000 pax** plus VAT, subject to periodic rent reviews. A service charge, BID Levy and building insurance are payable, further details on request.

### References/Accounts

Accounts and references from company bank, previous landlord and accountant are required. A rent deposit will be payable.

### Business rates

The Rateable Value is £17,500 (2023).

### Legal costs

Each party is to be responsible for the payment of their own legal costs, subject to lease term agreed.

### EPC

The EPC rating is D98, expiring Jun 2032.

### 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.

The floor areas have been provided via a Third Party and should be verified on site in due course.

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



Note: Photo taken prior to current tenants' occupation

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