

16 Marsh Way, Fairview Ind Est., Rainham, Essex, RM13 8UH



Yards approx. 5,770 & 8,500 sq ft  
(536.4 & 790.5 sq m)

## **TO LET** (Short Term)

- Close A13/M25
- Mains water & 3-phase on site
- Manned Estate security

### Location

The yards form part of the Fairview Industrial 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 train station is close by providing a service to London (Fenchurch Street) in approximately 25 minutes.

### The property

Two yards with compacted surface and divided with temporary fencing.

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

<b>Area 1</b>	8,500 sq ft	790.5 sq m
<b>Area 2</b>	5,770 sq ft	536.4 sq m

### Terms

To be let on a short term basis (1-12 months) with Landlord break notice at 3 months.

### Figures

<b>Area 1</b>	£36,550pax
<b>Area 2</b>	£24,811pax

An Estate Service Charge (£0.25 per sq ft) and Business Rates are payable separately. Utilities are payable in addition (£0.70 per sq ft).

### Legal costs

The ingoing tenant is to be responsible for the payment of the landlord's legal costs.

### EPC

Not applicable.

### 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.

Particulars awaiting client approval.

### 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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