



Ayers & Cruiks
COMMERCIAL

To Let

1,252 sq ft

**Unit 6, Albright Industrial
Estate, Ferry Lane,
Rainham, RM13 9BU**

**Industrial unit with first floor
office space**

- Maximum eaves height of 5.9m
- WC facilities and shower
- Loading/ parking area
- New lease available
- £22,500 per annum exclusive

www.ayerscruiks.co.uk





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Summary

- Rent: £22,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: E (119)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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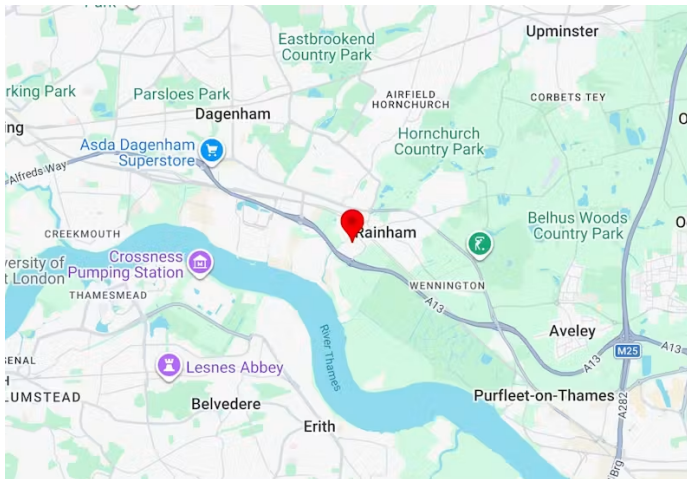
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Description

Ground floor industrial unit with first floor office space benefitting from a kitchenette, WC facilities, electric roller shutter door and three phase electricity. There is an eaves height of 5m rising to 5.9m and a loading/ parking area.

Location

This unit is situated on the established Albright Industrial Estate, accessed via Ferry Lane in Rainham, an established commercial location within East London. The estate benefits from great road connectivity, with the A13 providing direct access to the M25 and Rainham train station is within easy reach, offering regular services to London Fenchurch Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	912	84.73
1st	Office	340	31.59
Total		1,252	116.32



Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£22,500 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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