

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

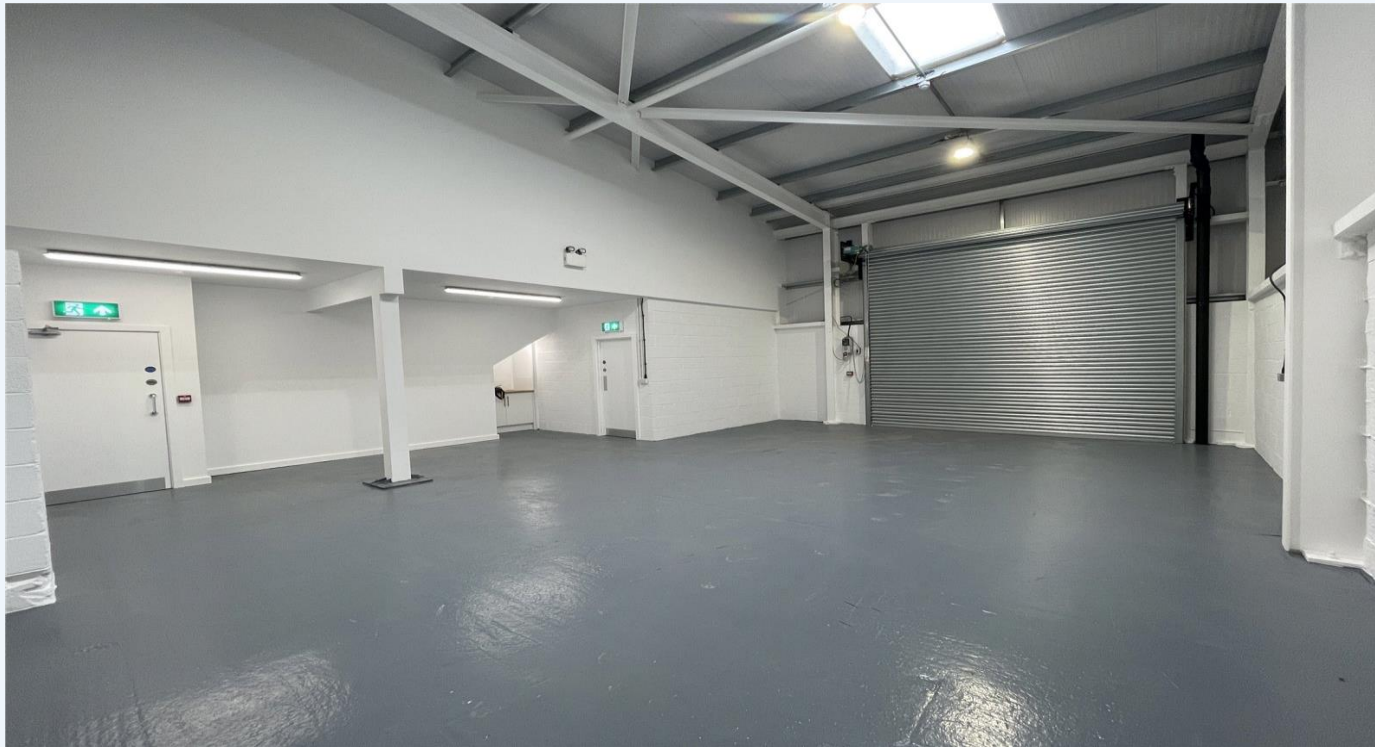


**TO LET, RAINHAM ESSEX, NEWLY CONSTRUCTED INDUSTRIAL UNIT  
APPROX. 1,000 SQ.FT. OVERALL**



## Unit 6 Abrac Works, Albright Industrial Estate, Ferry Lane, Rainham, Essex RM13 9BU

- Newly Constructed Industrial Unit
- On Ferry Lane Industrial Estate
- Approx. 1,000 Sq.Ft. Overall
- Excellent Links To A13/M25
- Suit Various Uses/3 Phase Power
- Immediate Availability



**Property:** All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:  
Ground Floor: Workshop: 725 sq.ft. WC/Shower: 56 sq.ft.  
First Floor: Offices: 116 sq.ft. & 79 sq.ft.  
Overall total: 1,021 sq.ft.  
Min/Max Height 5m & 5.9m  
Electric Roller Shutter 3.7m x 3.4m  
Front Parking for 1 vehicle.

### **Tenure:**

To let, by way of a FR&I lease, on terms to be agreed, at a rent of £22,500pa, plus VAT, if applicable.

### **Business Rates:**

The most recent assessment shows an adopted value of £16,250, with Business Rates payable of approx. £8,000pa.

### **Energy Performance Certificate:**

An EPC is being prepared which will be available on request.

### **Legal Fees:**

Each party is to be responsible for their own legal fees.