

Unit 3 & 4 Blackwater Close, Fairview Industrial Park, Rainham, RM13 8UA



End-Terrace Unit approx. 6,790 sq ft (631.4 sq m)
With Mezzanine approx. 745 sq ft (69.3 sq m)
And Yard approx. 8,433 sq ft (784.2 sq m)

TO LET

- Two Electric loading doors
- 24hr Estate security
- Approx. 5.2m eaves
- Concreted & fenced yard

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

Location

The unit forms part of the Fairview Industrial Estate, occupying a strategic location adjacent the A13. The A13 links with the City to the West and Junctions 30/31 of the M25 approximately 4 miles to the East. Rainham benefits from a rail connection to London (Fenchurch Street) with a travelling time of approximately 25 minutes.

The property

An end-terrace unit of steel portal frame construction with brick/blockwork and profile clad elevations beneath a shallow pitched roof with translucent panels. The eaves height is approximately 5.2m, rising to approximately 6.0m at the apex.

The unit provides ground floor storage/industrial space arranged in two sections with first floor office, mezzanine and kitchen accommodation. There is a small extension to the side as well as works toilets to ground floor.

Loading is provided via two electrically operated doors in the side elevation and one within the extension. The offices are double glazed. The unit has an internal gantry.

Externally, there is a concreted yard.

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

	sq. ft	sq. m
Ground floor	6234	579.4
First floor	557	51.8
Total	6790	631.4
Mezzanine	745	69.3
Yard	8433	784.2

Note: The yard area has been calculated with the aid of Promap digital mapping and should be verified on site in due course.

Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures

£130,000pax. We understand that a service charge/BID levy are payable, further details of which are available on request.

Business rates

The Rateable Value (2023) is £62,500.

Legal costs

Each party is to be responsible for the payment of its own legal costs.

Energy Performance Certificate (EPC)

The EPC rating is D95, expiring Feb 2028.

Agent's Note

All figures are quoted exclusive of VAT (if applicable). No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

Money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Please contact us on 01708 860696 or Email: jb@branchassociates.co.uk



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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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