

## 1<sup>st</sup> Floor Eagle House, K9 Estate, Ferry Lane South, Rainham, RM13 9YH



### 1<sup>st</sup> Floor Office space Approx 650 sq ft (60 sq m) **TO LET**

- Close A13/M25/QE2 bridge
- Kitchenette & toilet
- Allocated parking
- All mains services
- Vacant

### Location

Forming part of the established Ferry Lane Industrial Area located just south of the A13 which provides access to the M25 at Junction 30 and the A406 to the west. Rainham's Mainline Train Station is close by and provides a service to London (Fenchurch Street) in approximately 25 minutes.

### The property

First floor studio/light industrial/office space with toilet and kitchenette. There are three office rooms with power and BT points.

Externally, there are three car spaces allocated.

**Accommodation** The approximate gross internal floor area is:

<b>First floor</b>	650 sq ft	60 sq m
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### 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

**£8,000 per annum exclusive.** A BID Levy and service charge are payable, further details on request. VAT is payable on the rent.

### Business rates

The first floor Rateable Value (2023) is £10,500. Assuming the tenant qualifies under current Small Business Rate Relief rules, no business rates are payable, however interested parties are advised to satisfy themselves fully in this respect.

### Legal costs

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

### EPC

Awaiting assessment.

### Agent's Note

All figures quoted are 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.

### Enquiries/viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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