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TO LET



DETACHED UNIT APPROX. 1,227 SQ FT (114 SQ M)

Rent: £20,000 Per Annum

Unit 6 Abrac Works
Albright Industrial Estate
Ferry Lane
Rainham
Greater London
RM13 9BU

- Rebuilt unit
- LED lighting
- 3-phase power
- Electric roller shutter loading door
- Toilet & shower
- First floor offices

UNIT 6 ABRAC WORKS, ALBRIGHT INDUSTRIAL ESTATE, FERRY LANE, RAINHAM, GREATER LONDON, RM13 9BU

Location
The unit occupies a position on the established Albright Industrial Estate, situated approx. 0.5 miles from the A13 Ferry Lane Junction. The M25 Mardyke Junction is approx. 4.6 miles to the East and the A406 is approx. 5.8 miles to the West. Rainham Train Station is approx. 1 mile distant, providing a service to London (Fenchurch Street) in approx. 25 minutes.

The Property
Detached unit comprising steel portal frame construction beneath mono-pitched roof with translucent light panels. Access is via an electrically operated loading door and a pedestrian door. Internally, there is warehouse space together with ground floor kitchenette and toilet/shower. At first floor, there are two offices room. The unit benefits from 3-phase power and LED lighting.

To the front, there is loading space/parking.

Access to the unit is not suitable for HGVs.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit	917	85.19
First floor office	310	28.8
TOTAL	**1,227**	**113.99**

Terms
To be let on a new, full repairing and insuring lease contracted outside the Landlord & Tenant Act, for a term to be agreed incorporating upward only rent reviews.

Figures
£20,000 per annum exclusive plus VAT.

All other outgoings are payable in addition.

Costs
All other outgoings payable in addition such as utilities, business rates, building insurance and service charge (if applicable).

VAT
VAT is payable in addition.

Legal Costs
Each party is responsible for the payment of its own costs.

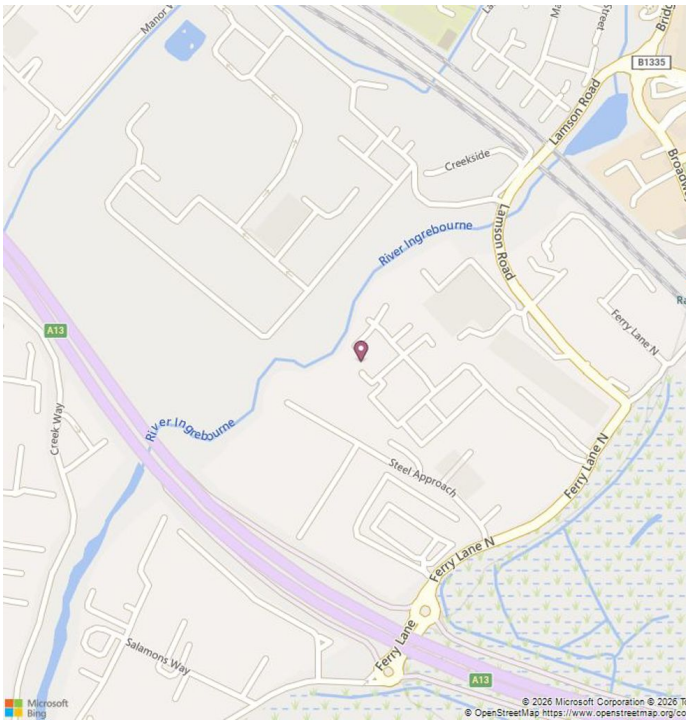
Energy Performance Certificate (EPC)
The EPC rating is B47, expiring February 2036.

References/Accounts
A 3 month rent deposit is payable, subject to accounts/references.

Business Rates
The Rateable Value is £16,250 (2026), making Rates Payable approximately £7,020 (26/27). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is 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:
office@branchassociates.co.uk





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