BRANCH ASSOCIATES
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TO LET



UNIT WITH MEZZANINE APPROX 3721 SQ FT (346 SQ M)

Rent: £40,000 Per Annum

Unit C2
Star Business Centre
Marsh Way
Fairview Industrial Park
Rainham
Greater London
RM13 8UP

- Immediately available
- Mezzanine & first floor office
- New toilet and kitchenette being built
- Private loading & 5 car spaces
- Electric loading door

UNIT C2, STAR BUSINESS CENTRE, MARSH WAY, FAIRVIEW INDUSTRIAL PARK, RAINHAM, GREATER LONDON, RM13 8UP

Location
The Unit forms part of the Fairview Industrial Park, Rainhams' premier Estate lying adjacent the A13 providing access to the M25 and The Queen Elizabeth II Bridge to the East and the M11 link, Docklands and City to the West. Rainham is an ideal location which occupies a position on the London to Southend corridor. Rainham train station is close by providing a service to London (Fenchurch Street) in approximately 25 minutes.

The Property
A mid-terrace unit with mezzanine and first floor office. A new toilet with kitchenette is in the process of being constructed.

The approx height at ground floor is 2.76m and approx 4.21 on the mezzanine which has a loading area.

An electrically operated loading and pedestrian door provide access and open onto a private loading area and 5 car spaces.

Fairview Industrial Park benefits from 24 hour manned security.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	1,913	177.72
Mezzanine	1,808	167.96
TOTAL	**3,721**	**345.68**

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

Figures
£40,000pax

Costs
There is a service charge of approx £360 plus VAT per quarter.
There is also a BID levy, further details on request.

VAT
VAT is payable on the rent.

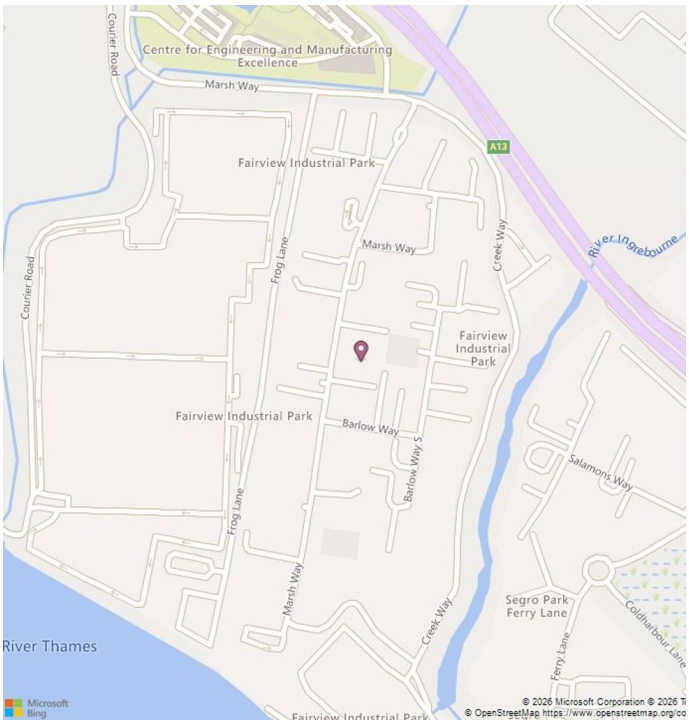
Legal Costs
Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)
In the process of being prepared.

Business Rates
The Rateable Value (2026) is £27,000, making the Rates Payable approx £11,664 pa although interested parties are advised to satisfy themselves 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



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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