BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



VERSATILE OFFICES WITHIN AN ESTABLISHED LANDSCAPED BUSINESS PARK

Rent: £850.00 - £1,800.00 Per Month

C E M E Innovation Centre
Marsh Way
Rainham
Greater London
RM13 8EU

- Business Park Setting
- Adjacent A13
- Meeting Rooms
- 24/7 access
- Parking
- Serviced Reception

C E M E INNOVATION CENTRE, MARSH WAY, RAINHAM, GREATER LONDON, RM13 8EU

Location
The campus lies 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's Train Station provides a c2c service to London (Fenchurch Street) in approximately 25 minutes. There is also a direct bus service to the site.

The Property
There are three main buildings within a 19 acre landscaped site; The CEME Training Centre, CEME Innovation Centre and CEME Launchpad Centre. Within these buildings is versatile space including; serviced offices, hot desks, meeting rooms, vehicle bays, workshops, break-out areas and welfare facilities.

Externally there is parking of which demised spaces are available at £360pa. To

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
CIC FF 19	382	35.49
MB 275	310	28.8
MB Office 204 - 3	101	9.38
LP 04	161	14.96
MB 236 E	150	13.93
LP 06	123	11.43
CIC GF15	100	9.29
TOTAL	**1,327**	**123.28**

Terms
To-let on flexible terms for offices, units, coworking, hot desks, meeting rooms, container storage and conference facilities.

Figures
CIC 382 sq ft £1800pcm
Main building 310 sq ft £1650 pcm
Launch Pad 161 sq ft £850 pcm
Main building 150 sq ft £1035 pcm
Launch Pad 123 sq ft £850 pcm
Main building 101 sq ft £977pcm
CIC 100 sq ft £850 pcm

Plus all other outgoings. A rent deposit is payable, subject to accounts/references.

VAT
VAT is payable in addition.

Legal Costs
Our client uses an in-house agreement.

Energy Performance Certificate (EPC)
On request.

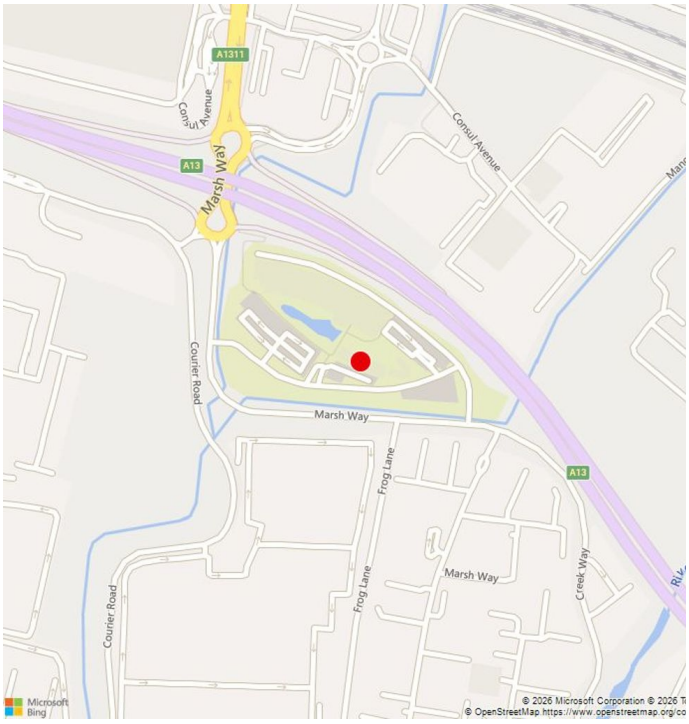
Business Rates
On application.

Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Anti Money Laundering
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.

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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Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

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