



VERSATILE OFFICES APPROX. 100 - 23,000 SQ FT (9.3 - 2,136.7 SQ M)

Rent: £650.00 - £95,833.00 Per Month

CEME Innovation Centre
Marsh Way
Rainham
Greater London
RM13 8EU

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

CEME 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 the rear of the buildings are containers that are available for self storage.

Note: The workshop includes one parking space.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
MB Office 204 - 11	105	9.75
MB Office 204 - 16	104	9.66
MB Office 204 - 3	101	9.38
LP Office 09	398	36.97
TOTAL	23,000	2,136.7

Terms

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

Figures

On application.

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.

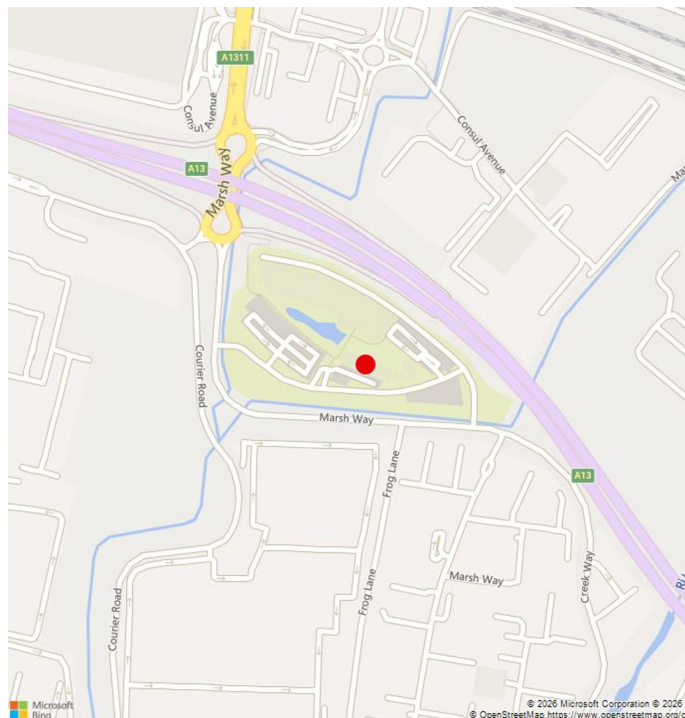
Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given 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:

office@branchassociates.co.uk



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