BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

FOR SALE/TO LET



INDUSTRIAL/WAREHOUSE UNIT WITH FIRST FLOOR OFFICE AND MEZZANINE APPROX. 2620 SQ FT (243.5 SQ M)

Price: £485,000
Rent: £24,000 - £32,000 Per Annum

Unit C7
Star Business Centre
Marsh Way
Fairview Industrial Park
Rainham
Greater London
RM13 8UP

- LED lighting
- 3-phase power
- Four parking spaces & loading bay
- Eaves approx. 6m
- Kitchen/toilet/staff room
- 24/7 Estate security

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UNIT C7, 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 industrial/warehouse unit of steel frame construction to an eaves height of approximately 6m, rising to approximately 7.4m at the apex from ground floor level. Elevations are internal blockwork and facing brick with metal profile cladding above. The roof is lined, insulated, and has natural lighting via translucent lights.

An electrically operated roller shutter loading door provides loading access and there is a separate pedestrian door. The unit provides a ground floor toilet with staff room and kitchenette to the rear. Internally, there is a mezzanine floor with a floor to ceiling height of approximately 2.6m and first floor office with small room to rear.

Four car spaces are allocated to the front.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Ground Floor	1,454	135.08
First Floor	300	27.87
Mezzanine	866	80.45
TOTAL	**2,620**	**243.4**

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

Figures
The premises are immediately available by way of a new full repairing and insuring lease. The rent for the first year is £24,000pax + VAT, subject to minimum lease term and satisfactory tenant accounts. The rent then increases to £32,000pax + VAT from and including Year 2 until review.

Or FOR SALE FREEHOLD with vacant possession at £485,000 plus VAT.

Costs
A service charge, BID Levy and building insurance are payable, further details on request.

VAT
VAT is payable

Legal Costs
Each party is to be responsible for the payment of their own legal costs, subject to lease term agreed.

Energy Performance Certificate (EPC)
The EPC rating is D98, expiring Jun 2032.

References/Accounts
Accounts and references from company bank, previous landlord and accountant are required. A rent deposit will be payable.

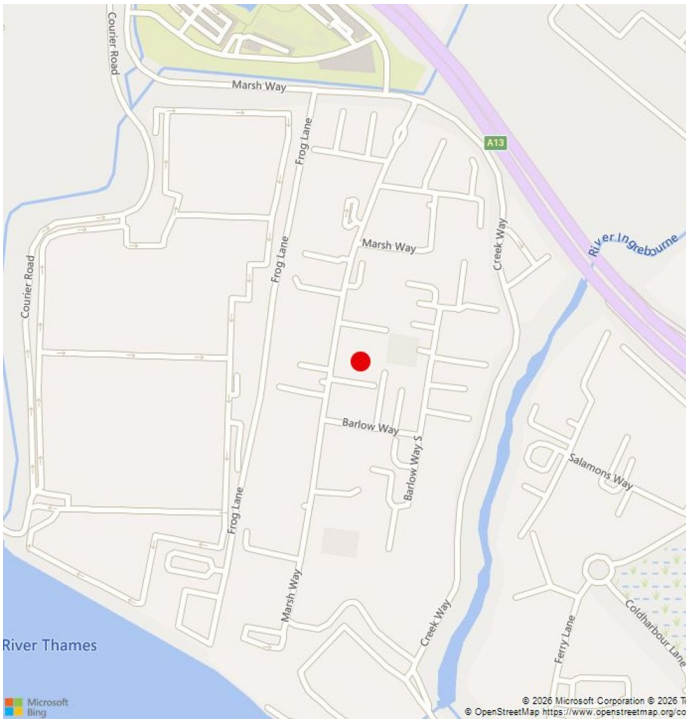
Business Rates
The Rateable Value is £22,500 (2026).

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.
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
The floor areas have been provided via a Third Party and should be verified on site in due course.
THESE PARTICULARS ARE AWAITING CLIENT APPROVAL

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk

Or our joint agent Branch Associates on 01708 860 696 or via email jb@branchassociates.co.uk



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

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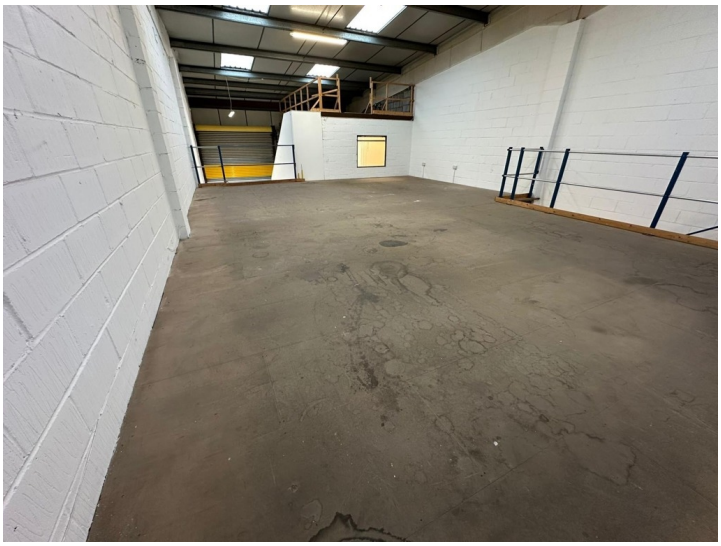
Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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

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