



END-TERRACE UNIT APPROX. 6138 SQ FT (570 SQ M) WITH OFFICES & WELFARE FACILITIES

Rent: £75,000 Per Annum

Unit 4 (13)
Blackwater Close
Fairview Industrial Park
Rainham
Greater London
RM13 8UA

- 24hr estate security
- Adjacent A13
- 3-phase power
- Close Rainham Train Station

**UNIT 4 (13), BLACKWATER CLOSE,
FAIRVIEW INDUSTRIAL PARK, RAINHAM,
GREATER LONDON, RM13 8UA**

Location

The unit forms part of the popular Fairview Industrial Estate, occupying a strategic location adjacent the A13. The A13 links with the City to the West and Junctions 30/31 of the M25 approximately 4 miles to the East. Rainham benefits from a rail connection to London (Fenchurch Street) with a travelling time of approximately 25 minutes.

The Property

An end terrace unit of brickwork and portal frame construction providing an eaves height of approximately 5.5m. A roller shutter loading door provides access to the column free warehouse/factory space. Offices and toilets are situated at both ground and first floor to the front.

Externally, there is parking and loading access at the front.

Note: photographs taken prior to current tenant's occupation.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	5,390	500.73
First floor	750	69.68
TOTAL	6,140	570.41

Terms

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

Figures

£75,000pax

It is understood that the rent is not subject to VAT.

Costs

A service and management charge are payable towards communal security and costs, currently £1575.76 per quarter.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C74, expiring March 2036.

Business Rates

The Rateable Value (2026) is £43,750, making the Rates Payable £18,900 (26/27) but interested parties are advised to satisfy themselves in this respect.

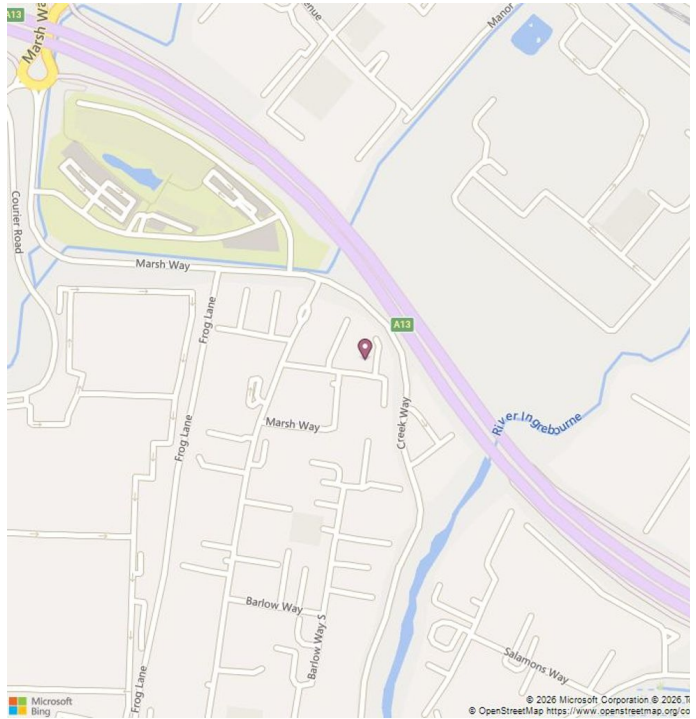
Agents Note

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



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

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

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