

INDUSTRIAL WAREHAUS
PROPERTY GROUP

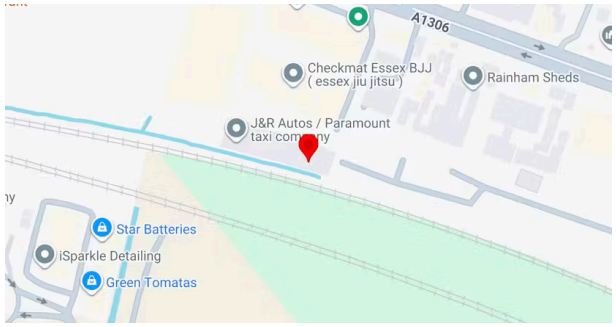
Unit C2, Suttons Business Park, New Road, Rainham, Essex RM13 8DE

Industrial Unit To Let | 1,757 sq ft | £35,000 per annum exclusive

Single Storey Industrial Unit with a Mezzanine Floor Office and Loading/Parking Facilities

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,626	151.06
Mezzanine - Office	131	12.17
Total	**1,757**	**163.23**



Summary

- Rent: £35,000 per annum
- Business rates: £9,504 per annum based on 2026 Valuation
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Unit C2, Suttons Business Park, New Road, Rainham, Essex RM13 8DE

Location

The Unit is located on Suttons Business Park situated on New Road (A1306) with access to the A13 via Marsh Way (A1311). The A13 links to the North Circular Road (A406)/M11 Motorway (Junction 4), Docklands and Central London to the West and the M25 Motorway (Junction 30/31) to the East.

Description

Single Storey Industrial Unit with a Mezzanine Floor Office and Loading/Parking Facilities.

Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented - Detailed planning

Key Points

- Loading/Parking Facilities
- Mezzanine Floor (Office)
- Roller Shutter
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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