

**TO LET**

## Industrial / Warehouse

537 sq. ft. (50 m<sup>2</sup>)

## INNOVATION CENTRE, CEME, Marsh Way, Rainham, RM13 8EU



- Extensive on-site parking
- 24/7 security
- Service Charge included
- 3-Phase power
- Use of meeting rooms
- Flexible Internal Repairing Leases

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

CEME is conveniently located close to the M25 and adjacent to the A13. It therefore offers easy access to London, Essex and Kent as well as surrounding areas including Canary Wharf and London City Airport. The Centre has its own bus terminal with a direct service to the District line and regular train services from Romford. C2C trains connect from Fenchurch Street to Dagenham Dock.

## DESCRIPTION

The property comprises various industrial/warehouse space within the Innovation Centre. Internally, the unit provides predominantly open plan warehouse space, benefitting from 3-Phase power and extensive parking (at additional cost).

## ACCOMMODATION

**Various Units: 537 sq. ft. (50 m<sup>2</sup>)**

*The above floor areas are approximate and have been provided by our client.*

## TENURE

The property is available at an all inclusive rent on a leasehold basis on terms to be agreed.

## RENT

On application.

## VAT

All rents, prices and premiums are exclusive of VAT.

## BUSINESS RATES

Further information available on request.

## EPC

An EPC Certificate has been commissioned at Band D.

## LEGAL FEES

Each party to bear their own legal costs incurred.

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: kieran.conlan@kemsley.com

Ben Collins

Tel: 01708 759887 / 07740 565222

Email: ben.collins@kemsley.com

Ref: AR4030/KC 11.24



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.