

Unit 3EFG, Barlow Way, Fairview Industrial Estate, Rainham, Essex, RM13 8BT



Three inter-connecting industrial/warehouse units with offices approx. 4860 sq ft (451.9 sq m)

FREEHOLD FOR SALE/TO LET

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The unit forms part of the popular Fairview Industrial 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's Train Station provides a service to London (Fenchurch Street) in approximately 25 minutes.

The property

Three inter-connecting units, each with a roller shutter loading and pedestrian door to the front and separate toilet facilities. There are offices at first floor.

Externally, there is parking to the front.

The estate benefits from manned security at its entrance, together with roving patrols.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Ground floor	2910 sq ft	270.6 sq m
First floor	1950 sq ft	181.3 sq m
Total	4860 sq ft	451.9 sq m

Terms

Freehold for sale with vacant possession on completion or to let on a new full repairing and insuring lease including periodic rent reviews.

Figures

Freehold – offers in the region of £1,175,000

Rental – offers in the region of £67,500pax

A service charge of approximately £433 per quarter and BID levy of £407.36 are payable. The property is currently VAT exempt.

Business rates

The Rateable Value (2017) of the entire premises is £45,750, making the Rates Payable approx. £24,500 (22/23). However, this will be re-assessed on separation or combination.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

Energy Performance Certificate

The EPC of the entire premises is D92, expiring February 2030.

Agent's 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.

Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.