

D4 Star Business Centre, Marsh Way, Fairview Ind Est.,  
Rainham, Essex, RM13 8UP



Industrial/warehouse unit with office approx. 1,677 sq  
ft (155.7 sq m)

**FOR SALE/TO LET**

- 'Todd Engineering' Spray Booth (Available by separate negotiation)
- 3-phase power
- Four parking spaces & loading bay
- Kitchenette/toilet
- 24/7 Estate security

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

### 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 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. Access is to the front via pedestrian and roller shutter loading doors. A 'Todd Engineering' Spray Booth is fitted within the unit, available by separate negotiation. There is a ground floor toilet and mezzanine providing storage, kitchenette and large office. The height beneath the mezzanine is approx. 3m. The maximum height is approx. 6m.

Externally, there are 4 car spaces and a loading area to the front.

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

Ground floor:	960 sq ft	89.27 sq m
First floor office:	449 sq ft	41.8 sq m
Kitchenette:	89 sq ft	8.28 sq m
Storage/Mezz:	179 sq ft	16.72 sq m
<b>Total:</b>	<b>1,677 sq ft</b>	<b>155.7 sq m</b>

### Terms

**Offers in excess of £420,000** are invited for the Freehold with Vacant Possession.

#### **OR**

To be let on a new full repairing and insuring lease for a term to be agreed at **£25,000 pax**, subject to periodic rent reviews. A service charge, BID Levy (£141pa) and building insurance are payable, further details on request. A rent deposit will be required.

### Business rates

The Rateable Value (2017) is £11,250. If the buyer qualifies under current Small Business Relief Rules, nil business rates are payable.

### Legal costs

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

### EPC

Awaiting assessment.

### 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.

### Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers 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.

### Enquiries/viewing

Please contact sole agents Branch Associates on: 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://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.