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

TO LET, RAINHAM ESSEX, WORKSHOP/INDUSTRIAL UNIT
IN APPROX. 1,750 SQ.FT.

DEDMAN GRAY COMMERCIAL

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

**Description:**
All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:
Ground Floor: 1,625 sq.ft. including a kitchen, WC & stores.
Front Mezzanine with Office 186 sq.ft. & open storage 127 sq.ft. Rear Mezzanine 143 sq.ft.
Roller Shutter 3.3m wide x 4.7m high.
Min/Max head heights 6.3m & 7.3m.

**Features:**
- Adjacent London Bound Side Of A13
- Excellent Access To Motorway Network
- On Secure Business Estate
- Available October 2026
- Suit Various Uses

**Tenure:** To let, by way of a FR&I lease, on terms to be agreed, at a rent of £35,000pa. No VAT payable. (Whilst the landlord has no intention of not renewing any lease, the renewal provisions will be excluded).

**Business Rates:** The most recent assessment shows an adopted value of £22,000. Using the current multiplier, the sum payable will be approx. £11,000pa, less any transitional relief available.

**Legal Fees:** Each party is to be responsible for their own legal fees.

**Energy Performance Certificate:** A copy of the EPC, which has a 'D' rating is available on request.

**Viewing:** All arrangements to view are via Gerard Biagioni on 01702 311 037.

DEDMAN GRAY COMMERCIAL

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671