

Unit 6 Abrac Works, Albright Industrial Estate Ferry Lane, Rainham, Essex, RM13 9BU

TO LET, RAINHAM ESSEX, NEWLY CONSTRUCTED INDUSTRIAL UNIT APPROX. 1,000 SQ.FT. OVERALL

DEDMAN GRAY COMMERCIAL

Unit 6 Abrac Works, Albright Industrial Estate, Ferry Lane, Rainham, Essex RM13 9BU

- Newly Constructed Industrial Unit
- On Ferry Lane Industrial Estate
- Approx. 1,000 Sq.Ft. Overall
- Excellent Links To A13/M25
- Suit Various Uses/3 Phase Power
- Immediate Availability







Property: All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:
Ground Floor: Workshop: 725 sq.ft. WC/Shower: 56 sq.ft.
First Floor: Offices: 116 sq.ft. & 79 sq.ft.
Overall total: 1,021 sq.ft.
Min/Max Height 5m & 5.9m
Electric Roller Shutter 3.7m x 3.4m
Front Parking for 1 vehicle.

Tenure: To let, by way of a FR&I lease, on terms to be agreed, at a rent of £22,500pa, plus VAT. (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 £16,250, with Business Rates payable of approx. £8,000pa.

Energy Performance Certificate: A copy of the EPC is available on request. (This shows a 'B' rating and is valid until the 19th February 2036).

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

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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