

NEWLY CONSTRUCTED INDUSTRIAL/WAREHOUSE UNITS

3,312-9,962 sq.ft. **TO LET**

CREEK WAY, RAINHAM, ESSEX, RM13 8LE



SWIFT
BUSINESS PARK
RAINHAM

LAST 3 UNITS AVAILABLE

20% LET



NEWLY CONSTRUCTED INDUSTRIAL/WAREHOUSE UNITS **TO LET**

LOCATION The site is located at Creek Way, close to the Marsh Way junction of the A13. Easy access is provided to the Dartford Crossing and Junction 30 of the M25 to the East with the A406 and City of London to the West.

DESCRIPTION The final available units at Swift Business Park are arranged in a terrace and can be taken separately or combined. The development is of steel frame construction enclosed by brick, block and profile steel cladding. The units benefit from high-quality fitted offices and electric car charging points. Each unit has separate loading and personnel doors and benefit from all main services (3 phase power), except gas. The estate is CCTV monitored and secured.

ACCOMMODATION

Unit Number	Ground Floor sq.ft.	First Floor sq.ft.	Total Area sq.ft.	Availability
1	-	-	-	Let
2	2,641	671	3,312	Available
3	2,644	677	3,321	Available
4	2,653	676	3,329	Available
5	-	-	-	Let
6	-	-	-	Let
7	-	-	-	Let
8	-	-	-	Let
9	-	-	-	Let
10	-	-	-	Let
11	-	-	-	Let
12	-	-	-	Let
13	-	-	-	Let

The above floor areas have been measured on a gross internal area basis.

TENURE Available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT £15.00 per sq ft excluding business rates, service charge and insurance.

EPC EPC rating A.

VAT All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES To be assessed by the Valuation Office Agency.

LEGAL FEES Each party to bear their own legal costs.

SERVICE CHARGE A service charge is applicable for the common areas of the estate. Further details upon request.



CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of these units.

Whilst these plans have been prepared with all due care for the convenience of the intending tenant, the information contained herein is a preliminary guide only.

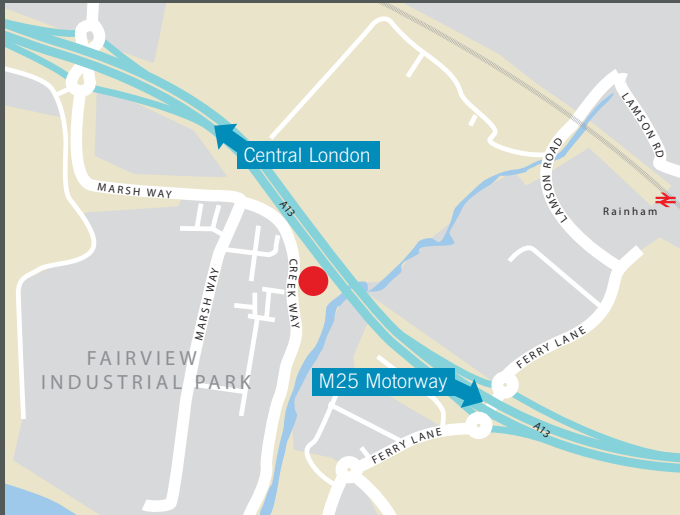
SPECIFICATION



- Available now
- High quality units
- Adjacent to A13
- 8 metre eaves height
- Easy access and parking
- Landscaped surroundings
- Secure gated estate
- CCTV on site

Mileway

[Click here to view google maps](#)



CONTACT

Strictly by appointment via joint agents



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Messrs. Kemsley, Lambert Smith Hampton and Glenny, for themselves and for the owners of this property whose agents they are, give notice that these particulars provide a general guide to the development which is offered subject to contract and availability. These particulars do not constitute an offer or contract or any part of an offer or contract. We (and anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor, lessor or assignor). An intending purchaser, lessee or assignee must by inspection or otherwise satisfy himself as to the correctness of the statements contained in these particulars. All negotiations must be conducted through the sole agents, Kemsley, Lambert Smith Hampton and Glenny.

Under the Finance Act 1989, VAT may be applicable at the standard rate. NOVEMBER 2019