



Ayers & Cruiks
COMMERCIAL

To Let
1,879 sq ft

Unit C2, Suttons Business Park, Rainham, RM13 8DE

Industrial unit arranged over ground floor and mezzanine level on a popular industrial estate in Rainham.

- Situated on a well established industrial estate
- Roller shutter door (3.53m x 4.63m)
- New lease available
- £35,000 per annum exclusive

www.ayerscruiks.co.uk





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Summary

- Rent: £35,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (99)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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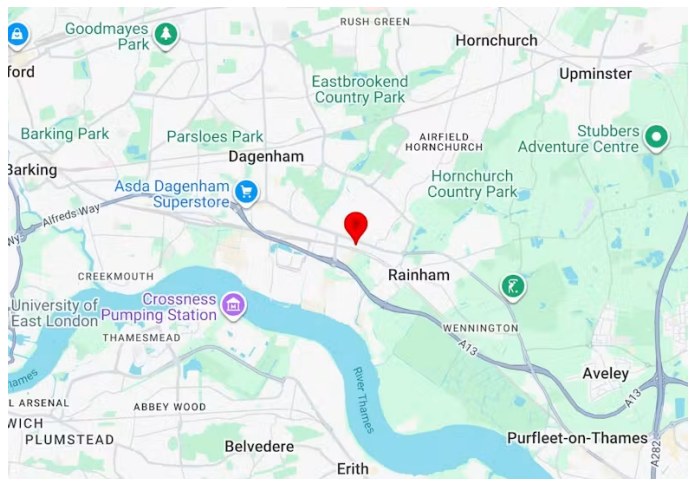
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Description

Ground floor industrial unit with a mezzanine level suitable for office use or as storage. It benefits from a roller shutter door with a width of 3.53m and a height of 4.63m, forecourt area for parking/ loading and a maximum eaves height of 7.59m.

Location

Suttons Business Park is a well established business and industrial estate in Rainham, located on New Road. The estate benefits from excellent road connectivity, with easy access to the A13 via Marsh Way, providing direct links to Central London, Docklands and the M25. Rainham town centre and mainline train station are also located nearby, making the property readily accessible for both staff and customers.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	1,600	148.64
Mezzanine	Industrial	279	25.92
Total		1,879	174.56



Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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