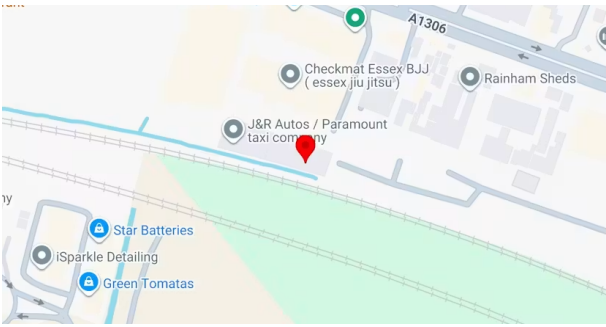






## Unit C2, Suttons Business Park, New Road, Rainham, Essex, RM13 8DE

### Location

The Unit is located on Suttons Business Park situated on New Road (A1306) with access to the A13 via Marsh Way (A1311). The A13 links to the North Circular Road (A406)/M11 Motorway (Junction 4), Docklands and Central London to the East and the M25 Motorway (Junction 30/31) to the West.

### Description

Single Storey Industrial Unit with a Mezzanine Floor and Loading/Parking Facilities.

### Accommodation

| Name               | sq ft        | sq m          |
|--------------------|--------------|---------------|
| Unit - Industrial  | 1,626        | 151.06        |
| Mezzanine - Office | 131          | 12.17         |
| <b>Total</b>       | <b>1,757</b> | <b>163.23</b> |

### Key Points

- Loading/Parking Facilities
- Mezzanine Floor - Office
- Roller Shutter
- Three Phase Electricity Supply
- WC Facilities

### Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

### Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

### Summary

- Rent: £35,000 per annum
- Business rates: £9,504 per annum Based on 2026 Valuation
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View Microsite](#)

### Contact & Viewings



Nicholas Westray  
020 7788 7828 | 07932 707 071  
[nicholaswestray@iwpbg.co.uk](mailto:nicholaswestray@iwpbg.co.uk)