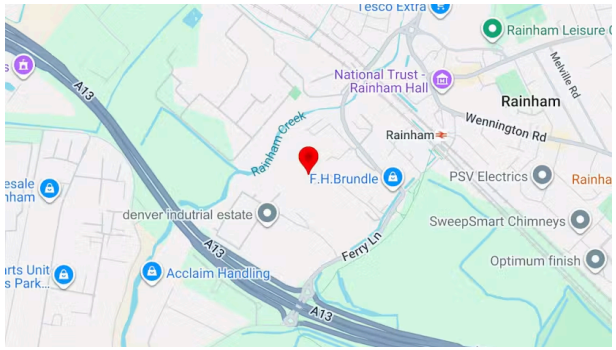


DEDMAN GRAY
Commercial

Albright Industrial Estate, Ferry Lane, Rainham, RM13 9BU

Industrial / Warehouse To Let | £1,666 per month | 1,021 sq ft

TO LET, RAINHAM ESSEX, ON FERRY LANE INDUSTRIAL ESTATE, NEWLY CONSTRUCTED INDUSTRIAL UNIT IN APPROX. 1,000 SQ.FT. OVERALL.



Albright Industrial Estate, Ferry Lane, Rainham, RM13 9BU

Summary

- Rent: £1,666 per month
- Business rates: The most recent assessment shows an adopted value of £16,250, with Business Rates payable of approx. £8,000pa.
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- View details on our website
- View Microsite

Contact & Viewings



Gerard Biagioni
01702 311 037 | 07956 887 033
gerard@dedmangray.co.uk

Key Points

- 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 £20,000pa, plus VAT. The landlord will give the tenant 3 months rent-free at the asking rent. (Whilst the landlord has no intention of not renewing any lease, the renewal provisions will be excluded).

EPC

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

Business Rates

The most recent assessment shows an adopted value of £16,250, with Business Rates payable of approx. £8,000pa.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.



