

Ceme Campus, Marsh Way, Rainham, RM13 8EU



Versatile Offices & Units Approx. 169sq ft - 4,789 sq ft
(15.7 - 444.9 sq m) TO-LET on flexible all-inclusive terms

- High quality setting
- Adjacent A13
- Close to Rainham train station
- Meeting rooms
- 24/7 access
- On-site parking
- Fully serviced reception
- Conference room
- Business grade Wi-Fi

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The campus lies adjacent the A13 providing access to the M25 and The Queen Elizabeth II Bridge to the East and the M11 link, Docklands and City to the West. Rainham's Train Station provides a c2c service to London (Fenchurch Street) in approximately 25 minutes. There is also a direct bus service to the site.

The property

There are three main buildings within a 19 acre landscaped site; The CEME Training Centre, CEME Innovation Centre and CEME Launchpad Centre. Within these buildings is versatile space including; serviced offices, hot desks, meeting rooms, vehicle bays, workshops, break-out areas and welfare facilities.

Externally there is parking of which demised spaces are available at £360pa. To the rear of the buildings are containers that are available for self storage.

Note: The workshop includes one parking space.

Accommodation Current Availability:

Office 224	169 sq ft	15.7 sq m
Office 185	311 sq ft	28.8 sq m
Office 227	380 sq ft	35.3 sq m
Office FFOF18	382 sq ft	35.4 sq m
Office LP09	398 sq ft	36.9 sq m
Office FFST15	537 sq ft	49.8 sq m
Workshop 8	537 sq ft	49.8 sq m
Office 115	568 sq ft	52.7 sq m
Office 236	1,732 sq ft	160.9 sq m
Office CHIS2	4,789 sq ft	444.9 sq m

Terms

To-let on flexible terms for offices, units, coworking, hot desks, meeting rooms, container storage and conference facilities.

Figures

Further details on request.

Terms are a 2 month deposit and 1 month in advance. The rents for the offices are fully inclusive. The workshops are inclusive other than the business rates, where small Business Rate Relief may apply. The tenant is advised to make their own enquiries.

Business rates

Excluding the unit (where Small Business Rate Relief may apply) the terms include business rates.

Legal costs

Our client uses an in-house agreement.

Energy Performance Certificate

On request.

Agent's Note

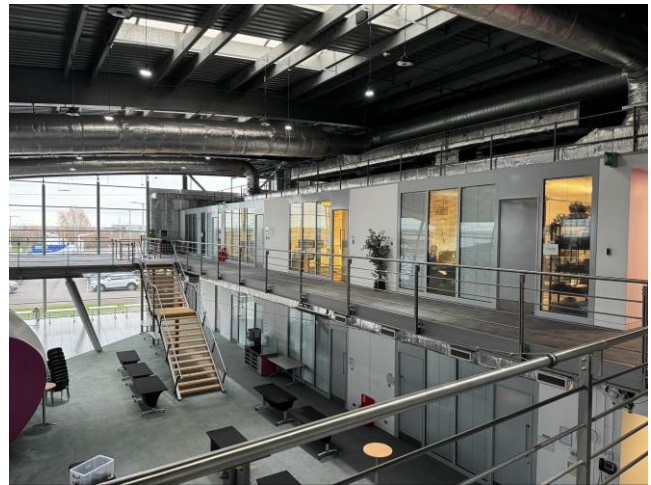
All figures quoted are exclusive of VAT. No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Measurements have been provided by our client and should be verified in due course.

Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk



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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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Flexible industrial bays



Office CHIS2



Private office



Co-working & hot desks

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Breakout area



Entrance



Unit



Conference facilities



Workspace



Meeting Rooms

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