



**END-TERRACE UNIT APPROX. 6,790 SQ FT (631.4 SQ M)
WITH MEZZANINE APPROX. 745 SQ FT (69.3 SQ M) AND
YARD APPROX. 8,433 SQ FT (784.2 SQ M)**

Rent: £115,000

3&4 Blackwater Close
Fairview Industrial Park
Rainham
Greater London
RM13 8UA

- Two Electric loading doors
- 24hr Estate security
- Approx. 5.2m eaves
- Concreted & fenced yard

3&4 BLACKWATER CLOSE, FAIRVIEW INDUSTRIAL PARK, RAINHAM, GREATER LONDON, RM13 8UA

Location

The unit forms part of the Fairview Industrial Estate, occupying a strategic location adjacent the A13. The A13 links with the City to the West and Junctions 30/31 of the M25 approximately 4 miles to the East. Rainham benefits from a rail connection to London (Fenchurch Street) with a travelling time of approximately 25 minutes.

The Property

An end-terrace unit of steel portal frame construction with brick/blockwork and profile clad elevations beneath a shallow pitched roof with translucent panels. The eaves height is approximately 5.2m, rising to approximately 6.0m at the apex. The unit provides ground floor storage/industrial space arranged in two sections with first floor office, mezzanine and kitchen accommodation. There is a small extension to the side as well as works toilets to ground floor. Loading is provided via two electrically operated doors in the side elevation and one within the extension. The offices are double glazed. The unit has an internal gantry.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground Floor	6,234	579.14
First Floor	557	51.75
Mezzanine	745	69.21
Yard	8,433	783.43

Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures

£115,000pax.

Costs

We understand that a service charge/BID levy are payable, further details of which are available on request.

Legal Costs

Each party is to be responsible for the payment of its own legal costs.

Energy Performance Certificate (EPC)

The EPC rating is D95, expiring Feb 2028.

Business Rates

The Rateable Value (2023) is £62,500.

Anti Money Laundering

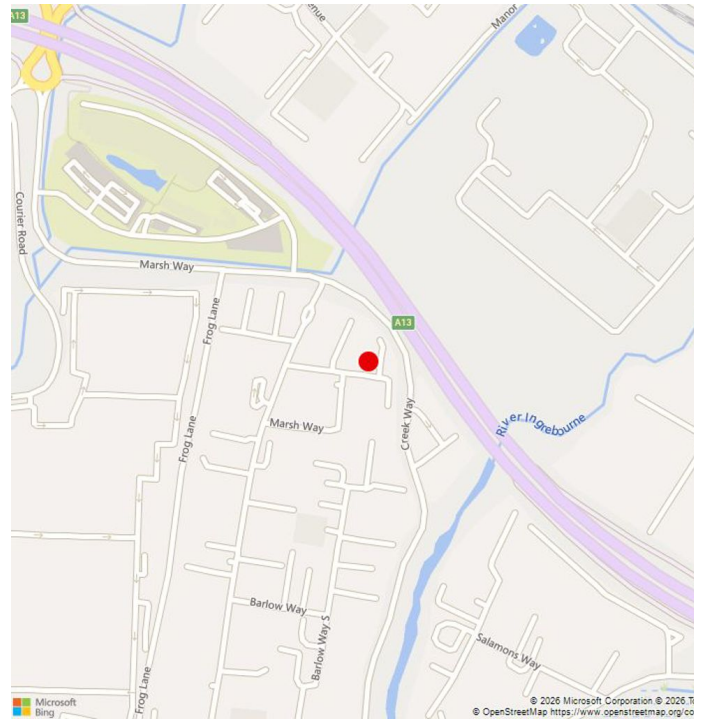
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Agents Note

All figures are quoted exclusive of VAT (if applicable).
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
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