



## VERSATILE OFFICES APPROX. 100 - 23,000 SQ FT (9.3 - 2,136.7 SQ M)

Rent: £650.00 - £95,833.00 Per  
Month

C E M E Innovation Centre  
Marsh Way  
Rainham  
Greater London  
RM13 8EU

- Business Park Setting
- Adjacent A13
- Meeting Rooms
- 24/7 access
- Parking
- Serviced Reception

## CEME INNOVATION CENTRE, MARSH WAY, RAINHAM, GREATER LONDON, RM13 8EU

### 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.

### GREENTECH HUB OFFICES

MB 204-7 - 101 sq ft / 9.3 sq m  
MB 204-12 - 101 sq ft / 9.3 sq m  
MB 204-13 - 101 sq ft / 9.3 sq m  
MB 204-14 - 101 sq ft / 9.3 sq m  
MB 204-15 - 101 sq ft / 9.3 sq m  
MB 204-16 - 101 sq ft / 9.3 sq m  
MB 204-21 - 101 sq ft / 9.3 sq m  
MB 204-22 - 101 sq ft / 9.3 sq m

### OFFICES

GFOF12 - 115 sq ft / 10.6 sq m  
FFST10 - 220 sq ft / 20.4 sq m  
LP11 - 365 sq ft / 33.9 sq m  
GFOF04 - 382 sq ft / 35.4 sq m  
GFOF05 - 382 sq ft / 35.4 sq m  
LP9 - 398 sq ft / 36.9 sq m  
FFST14 - 537 sq ft / 49.8 sq m  
105 - 552 sq ft / 51.2 sq m  
GFOF11 - 563 sq ft / 52.3 sq m  
115 - 568 sq ft / 52.7 sq m  
209 - 568 sq ft / 52.7 sq m  
Oval Office - 3,021 sq ft / 280.6 sq m  
West Wing - 23,000 sq ft / 2,136.7 sq m

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

The approximate floor areas are:

|                          | Sq Ft  | Sq M    |
|--------------------------|--------|---------|
| Greentech offices (each) | 101    | 9.3     |
| GFOF12                   | 115    | 10.68   |
| FFST10                   | 220    | 20.44   |
| LP11                     | 365    | 33.91   |
| GFOF04                   | 382    | 35.49   |
| GFOF05                   | 382    | 35.49   |
| LP9                      | 398    | 36.97   |
| FFST14                   | 537    | 49.89   |
| 105                      | 552    | 51.28   |
| GFOF11                   | 563    | 52.3    |
| 115                      | 568    | 52.77   |
| 209                      | 568    | 52.77   |
| Oval Office              | 3,021  | 280.6   |
| West Wing                | 23,000 | 2,136.7 |

### Terms

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

### Figures

On application.

A rent deposit is payable, subject to accounts/references.

### VAT

VAT is payable in addition.

### Legal Costs

Our client uses an in-house agreement.

### Energy Performance Certificate (EPC)

On request.

### Business Rates

On application.

Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

### 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 quoted are 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:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)

Maldon Office | 01621 855725      Thurrock Office | 01708 860696

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



Maldon Office | 01621 855725      Thurrock Office | 01708 860696

info@branchassociates.co.uk | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.