

# RAINHAM

# FOR SALE

**UNIT WITH EXTERNAL STORAGE**  
**Approx 4,231sq.ft (393sq m)**



**UNIT 6c ALBRIGHT INDUSTRIAL ESTATE, RAINHAM, RM13 3BU**



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- Close A13/M25/QE2 bridge
- Office, staffroom & ladies/gents toilets
- Close to Rainham Station
- Oil fired heating
- Covered storage approx. 800 sq ft
- Planning consent for 1<sup>st</sup> floor and loading area

## Location

The premises form part of an established and popular industrial area lying immediately to the North of the A13 providing access to the National Motor Way system via junctions 30/31 of the M25, approximately 4.7 miles distant. Rainham train station is within walking distance and provides a service to London (Fenchurch Street) in approximately 25 minutes.

## The property

A single storey unit comprising an open plan area with office, staffroom and toilets, together with two storage areas to the side.

There is 3-phase power, suspended ceiling with recessed lighting (main area) and loading door opening onto a covered loading area. The eaves height is approximately 3.5m.

Our client currently uses 2 parking spaces alongside the main access but we understand that they are not included within our client's ownership.

We understand that consent has been secured for a first floor and loading area comprising approximately 270 sq m (2,900sq ft). Further details are available on line via Havering Council's planning portal under ref: P0335.19.

Accommodation The approximate gross internal floor area is:

Ground floor	4,231 sq ft	393 sq m
Canopy	800 sq ft	77.9 sq m

Planning consent for a further 2900 sq ft (270 sq m) has been secured.

## Terms

Freehold with vacant possession.

## Figures

**£495,000.** A BID Levy is payable, further details on request.

## Business rates

The Rateable Value is £18,000 (2017), making the Rates Payable, £8.838 pa (19/20).

## Legal costs

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

## EPC

The EPC rating is in the process of being prepared.

## Agent's 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.

## GDPR

**General Regulations (GDPR) will take effect on 25 May 2018.**

**As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

## Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers 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.**

## VIEWING

Strictly by appointments via joint agents



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