

CEME Campus
278 Marsh Way
Rainham RM13 8EU.



TO LET - BUSINESS RATE EXEMPT.
LIGHT INDUSTRIAL / WAREHOUSE PREMISES.
APPROX 9,571 SQ FT (889 SQ MS).



**CEME Campus,
278 Marsh Way
Rainham MR13 8EU.**

A light industrial unit suitable for Engineering / Training / Manufacturing located within the CEME Campus offering no business rates and a fully inclusive rent. The campus is fully equipped to facilitate the needs of their tenants further benefiting from ample onsite parking, manned reception and canteen.

Located minutes from the A13 and M25 with direct access to London and close proximity to Rainham Station with C2C links and the District Line connections.



Accommodation:

This light industrial unit that contains classrooms ideal for training, onsite welding bays and a flexible layout with options to adapt space for your needs.

Ground Floor 9,571 sq ft (889 sq ms)

Features

- Options to adapt space for your needs
- Ample On Site Parking
- All Inclusive Rents
- Flexible Terms Offered
- Fully Serviced Reception
- Service Charge Included
- Excellent Transport Links

Services

Although we are advised that the units benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

Terms

Please be advised that CEME offer flexible term contracts and all-inclusive rents. £335,000 per annum +VAT.

Planning

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

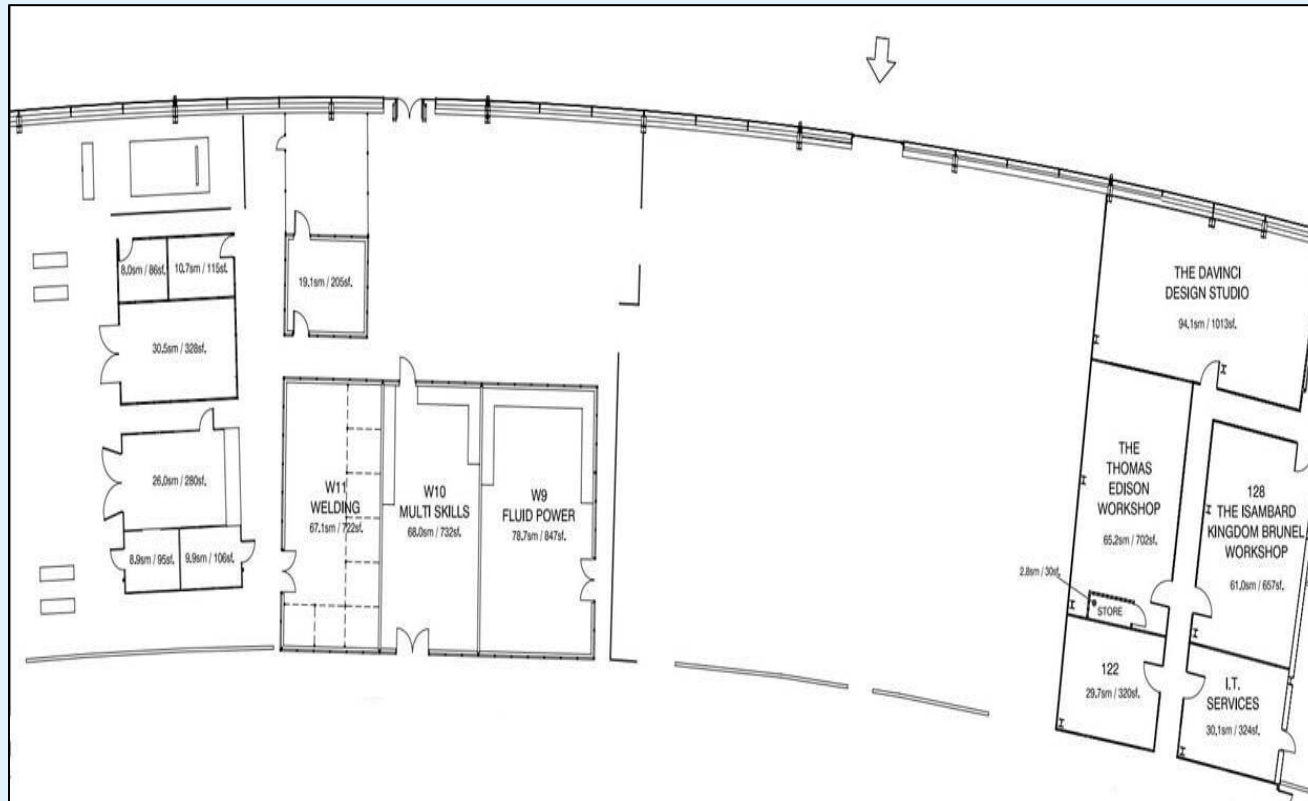
Business Rates

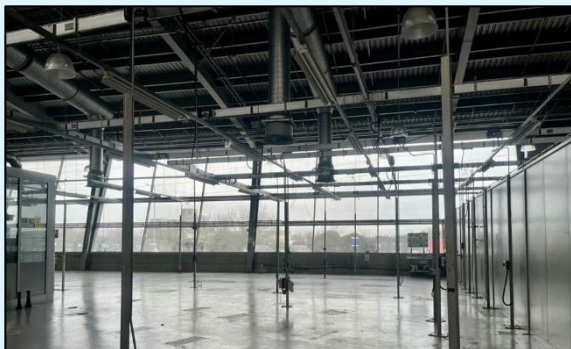
Exempt

Energy Performance Certificate

Available upon request

RENT: 335,000 per annum (plus VAT)





Legal Fees

Each party to bear their own.

Further Information & Viewings

For further information or to arrange a viewing please contact

Matt Parsons on T: 01702 311143.

Matt@dedmangray.co.uk



