

**Unit 6 Abrac Works,
Albright Industrial Estate
Ferry Lane, Rainham,
Essex, RM13 9BU**

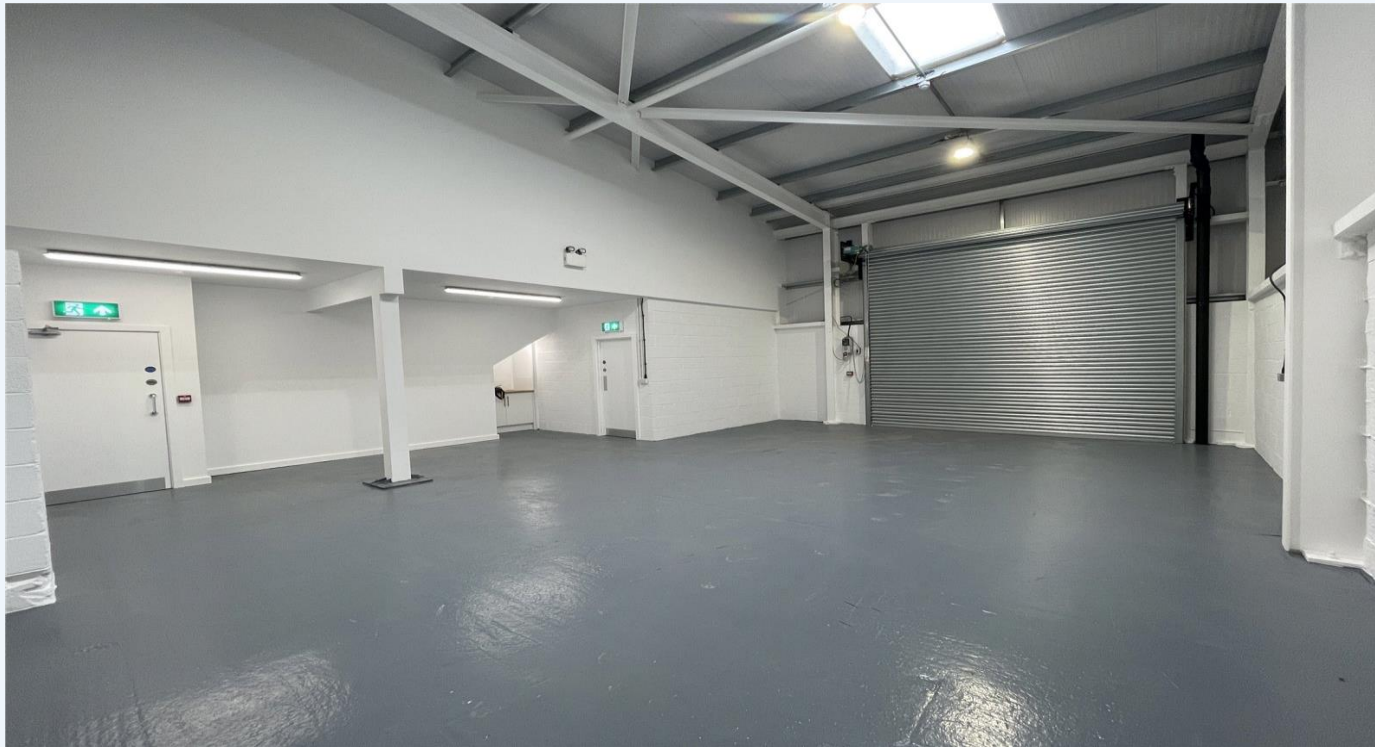


**TO LET, RAINHAM ESSEX, NEWLY CONSTRUCTED INDUSTRIAL UNIT
APPROX. 1,000 SQ.FT. OVERALL**



Unit 6 Abrac Works, Albright Industrial Estate, Ferry Lane, Rainham, Essex RM13 9BU

- Newly Constructed Industrial Unit
- On Ferry Lane Industrial Estate
- Approx. 1,000 Sq.Ft. Overall
- Excellent Links To A13/M25
- Suit Various Uses/3 Phase Power
- Immediate Availability



Property: All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:
Ground Floor: Workshop: 725 sq.ft. WC/Shower: 56 sq.ft.
First Floor: Offices: 116 sq.ft. & 79 sq.ft.
Overall total: 1,021 sq.ft.
Min/Max Height 5m & 5.9m
Electric Roller Shutter 3.7m x 3.4m
Front Parking for 1 vehicle.

Tenure: To let, by way of a FR&I lease, on terms to be agreed, at a rent of £20,000pa, plus VAT & service charges. (Whilst the landlord has no intention of not renewing any lease, the renewal provisions will be excluded).

Business Rates: The most recent assessment shows an adopted value of £16,250, with Business Rates payable of approx. £8,000pa.

Energy Performance Certificate: A copy of the EPC is available on request. (This shows a 'B' rating and is valid until the 19th February 2036).

Legal Fees:
Each party is to be responsible for their own legal fees.