

Unit C2, Suttons Business Park
New Road,
Rainham,
RM13 8DE



TO LET, RAINHAM ESSEX, WORKSHOP/INDUSTRIAL UNIT
IN APPROX. 1,750 SQ.FT.



Unit C2, Suttons Business Park New Road, Rainham, RM13 8DE

Description:

All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:

Ground Floor: 1,625 sq.ft. including a kitchen, WC & stores.

Front Mezzanine with Office 186 sq.ft. & open storage 127

sq.ft. Rear Mezzanine 143 sq.ft.

Roller Shutter 3.3m wide x 4.7m high.

Min/Max head heights 6.3m & 7.3m.



Features:

- Adjacent London Bound Side Of A13
- Excellent Access To Motorway Network
- On Secure Business Estate
- Available October 2026
- Suit Various Uses

Tenure: To let, by way of a FR&I lease, on terms to be agreed, at a rent of £30,000pa. No VAT payable. (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 £22,000. Using the current multiplier, the sum payable will be approx. £11,000pa, less any transitional relief available.

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

Energy Performance Certificate: A copy of the EPC, which has a 'D' rating is available on request.

Viewing: All arrangements to view are via Gerard Biagioni on 01702 311 037.