

Unit 2, No.3 Lamson Road, Rainham, RM13 9YY



Refurbished Unit Approx 3,864 sq ft (359 sq m)

FOR SALE

- Full height loading door
- New kitchen & toilets
- New 1st floor open plan office
- Clear span light industrial/storage
- Excellent eaves height

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The premises form part of an established 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. The train station is within walking distance and provides a service to London (Fenchurch Street) in approximately 25 minutes.

The property

An end-terrace property with offices and welfare facilities to the front. There is a full height loading door to the front and demarcated parking.

Accommodation

Based on Architect plans the approximate gross internal floor area is:

Ground floor	3,552 sq ft	(330sq m)
1st floor	312 sq ft	(29 sq m)
Total	3,864 sq ft	(359 sq m)

The floor area should be verified on site in due course.

Terms

Freehold for sale with vacant possession.

Figures

£695,000, subject to contract, plus Vat.

Business rates

To be assessed on completion.

Legal costs

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

EPC

The EPC rating is C69.

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.

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.

Enquiries/viewings

Please contact us on 01708 860696/07775 804842 or email: jb@branchassociates.co.uk



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