



Photo taken prior to current tenant's occupation

WAREHOUSE APPROX. 1,917 SQ FT (178.2 SQ M) TO LET / FOR SALE

Price: £465,000
Rent: £32,500 Per Annum

Unit C3
Star Business Centre
Marsh Way
Fairview Industrial Park
Rainham
Greater London
RM13 8UP

- Close A13/M25
- 5 car parking spaces
- Roller shutter loading door
- 24/7 On site manned estate security with roaming patrol

UNIT C3, STAR BUSINESS CENTRE, MARSH WAY, FAIRVIEW INDUSTRIAL PARK, RAINHAM, GREATER LONDON, RM13 8UP

Location

The Unit forms part of the Fairview Industrial Park, Rainhams' premier Estate lying adjacent the A13 providing access to the M25 and The Queen Elizabeth II Bridge to the East and the M11 link, Docklands and City to the West. Rainham is an ideal location which occupies a position on the London to Southend corridor. Rainham train station is close by providing a service to London (Fenchurch Street) in approximately 25 minutes.

The Property

A mid terrace warehouse of steel frame construction, external brickwork elevations with metal profile cladding above. Access is via a full height loading door and pedestrian door. Internally there is a toilet and the unit offers clear span storage.

To the front, there are 5 car parking spaces and loading area.

The estate benefits from 24/7 on site manned security with roaming patrol.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	1,917	178.09
TOTAL	1,917	178.09

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

TO LET - £32,500 pax + VAT

All other outgoings are payable in addition.

FOR SALE - £465,000 + VAT

Costs

All other outgoings payable in addition such as but not limited to utilities, business rates, building insurance, service charge and BID Levy.

VAT

VAT is payable in addition on both the rent and sale price.

Legal Costs

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

Energy Performance Certificate (EPC)

Awaiting reassessment.

References/Accounts

A rent deposit is payable subject to accounts and references.

Business Rates

The Rateable Value is £23,000 (2026). Interested parties are advised to satisfy themselves fully with the local authority in this respect.

Anti Money Laundering

All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

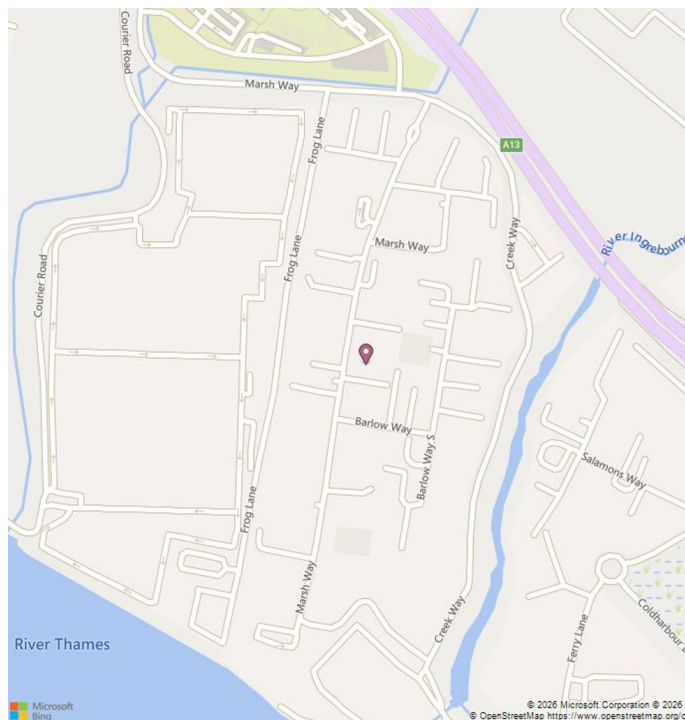
Agents Note

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.
We have not inspected since the previous tenant's occupation. All figures and specifications should be verified by interested parties in due course.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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