

# ORCHARD HOUSE

## Office Space TO LET

First floor office space

**7,130** sq.ft MAY SPLIT  
(662 sq.m)

**Office Accommodation, Orchard House, Station Road,  
Rainham, Kent ME8 7RS**

- Gas Central heating
- Perimeter trunking
- Walking distance to main line station
- High street entrance



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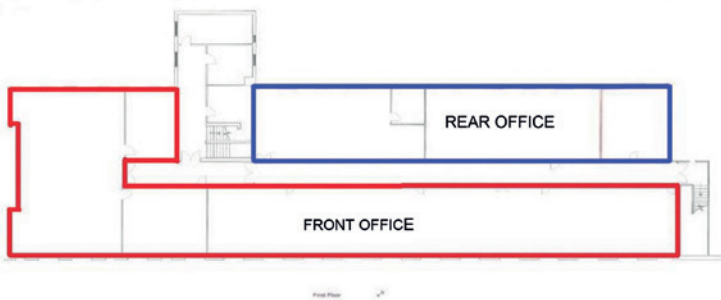


# Office Accommodation, Orchard House, Station Road, Rainham, Kent ME8 7RS

## Description

The property forms a first floor office suite within a high street parade. The offices provide for open plan office accommodation which has a separate meeting room and kitchen break out area. The offices benefit from gas central heating and perimeter trunking.

Floor	Size Sq.ft	Size Sq.m	Rent
1st Floor (FRONT)	4,575	425	POA
1st Floor (REAR)	2,555	237	POA
TOTAL	7,130	662	



## Rent

POA.

## Service Charge

Service charge is payable for the maintenance of common parts. The service charge is subject to annual reconciliation.

## Rateable Value

The property is currently assessed as separate suites and will need to be reassessed upon occupation.

## Energy Performance

D - 96. Further information available on request.

## Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## Location

The property is situated approximately 10 miles from Junction 4 of the M2 and within walking distance of Rainham mainline station which provides services to London St Pancras and London Victoria with a journey time of under an hour. The property is well serviced by the local shopping centre and high street facilities.



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