

Yard 1 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex, RM17 5XR



Yard approx. 19,737 sq ft (1835 sq m)

TO LET

- Modular office
- Concrete pad for temporary unit
- Immediately available
- Mains water/drainage & single phase electricity

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

Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. Junctions 30/31 of the M25 are also accessible via West Thurrock Way (B186) to the west. The site is only 1.4 miles from Grays Train Station providing a service to London (Fenchurch Street) in approx 35 mins.

The property

An irregular shaped yard with a bare surface and concrete pad for temporary unit if required. There is palisade fencing and gates to front, open-sided boundaries to the side and chalk cliff face to the rear of the site.

Modular offices are present.

Mains water and drainage are available in addition to a single-phase power connection.

Accommodation the approximate site area is:

	Sq m	Sq ft
Yard	1,835	19,737

NOTE: Site measurements have been obtained using Promap Digital Mapping software and should be verified on site in due course.

Terms

To be let on a new lease for a term to be agreed, incorporating periodic rent reviews.

Figures

£60,000 pax

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the yearly rent). Utilities are payable monthly in advance with the rent. VAT is applicable to the rent.

Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£100 plus VAT per year of the lease).

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

We have been unable to locate an assessment on-line and interested parties are advised to satisfy themselves in this respect.

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.

Enquiries/viewing

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



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