

## Unit 10d Askew Farm Lane, Grays, Essex, RM17 5XR



Unit approx 7,100 sq ft (656 sq m)  
Plus mezzanine approx 1,200 sq ft (111 sq m)  
Suitable for the Car Trade

**TO LET**

### Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. The Estate lies approx. 1.6 miles from Grays Train Station, providing a service to London (Fenchurch Street) in approx. 35 minutes.

### The property

An end-terrace unit of steel portal frame construction incorporating metal cladding to walls and roof. The eaves height is approximately 5.3m, rising to approx. 7.2m at the apex. A mezzanine providing storage and an office is present. There is a loading door in the front elevation and two to the rear. Car parking is provided to the side and rear, together with shared access to front. Externally, there is a modular unit providing staff and toilet facilities.

- “Ravaglioli” 4 post lift
- “Genesis HiAir” spray booth
- Paint room
- Air lines
- 3-phase
- Gas heating
- LED lights

### Accommodation Measured on an approximate

Gross Internal area as follows:

|                       |            |          |
|-----------------------|------------|----------|
| Ground floor          | 7068 sq ft | 656 sq m |
| Mezzanine             | 1200 sq ft | 111 sq m |
| Yard to side and rear |            |          |

### Terms

To be let on a 6 month rolling licence.

### Figures

**£72,000 pax**

A rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent. Vat is payable. Utilities and building insurance are payable in addition.

### Business rates

The Rateable Value (2017) is £44,750, making the Rates Payable, £21,972.25pa.



### Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs being £100 plus vat for each year of lease.

### EPC

An EPC is in the process of being prepared.

### 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](mailto:jb@branchassociates.co.uk)

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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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