

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



Note: Containers will be removed.

Yard approx. 18,900 sq ft (1756 sq m)

TO LET

- Regular shape
- Palisade fenced & gated
- Compacted surface

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

A regular shaped, self-contained yard with compacted surface, palisade fencing and gate to the front.

Accommodation

 The approximate site area is:

Yard	18,900 sq ft	1,756 sq m
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Terms

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

Figures

£50,000 per annum exclusive.

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 are payable monthly in advance with the rent.

Business rates

The Rateable Value is described as container storage with a Rateable Value of £27,000pa (2017), making the current Rates Payable, £13,230 (20/21).

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

Not required.

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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info@branchassociates.co.uk | www.branchassociates.co.uk

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

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