

Part of Unit 4 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex RM17 5XR



Unit approx. 3,119 sqft (289.8 sqm)

TO LET

- Electric loading door
- 3-phase
- Sodium lighting
- 5.5m eaves
- 8 car spaces

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

Forming part of a larger unit and to be divided internally, this unit provides column free space with an eaves height of approx. 5.5m. Access is via an electrically operated door. Sodium lighting has been installed. This unit is of steel portal frame construction with fully profile metal clad elevations and roof.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	Sq ft	Sq m
	3,119	289.8

Terms

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

Figures

£37,500 per annum exclusive.

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a management charge (6% of the rent) is payable. VAT is payable.

Business rates

The rates payable apportionment will be in the region of £12,500 (24/25), although interested parties are advised to satisfy themselves in this respect.

Legal costs

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

EPC

The EPC rating is E101, expiring May 2031.

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 or email: jb@branchassociates.co.uk



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