

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



Detached unit approx. 5,344 sq ft (496.5 sqm) **TO LET**

- Two electric loading doors
- 3-phase
- Sodium lighting
- 5.5m eaves
- Parking & access to front and side elevations

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 detached unit providing column free space with an eaves height of approx. 5.5m. Access is via two electrically operated doors. Sodium lighting has been installed. This unit is of steel portal frame construction with fully profile metal clad elevations and roof.

There is parking and access to both front and side elevations.

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

Unit	Sq ft	Sq m
	5,344	496.5

Terms

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

Figures

£64,000 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 Rateable Value (2023) is £43,500, making the rates payable approximately £21,315pa 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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