

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



Unit approx. 4,520 sq ft (419.9 sqm) with yard approx. 7,427 sq ft (690 sq m)

TO LET

- Electric loading doors
- 3-phase
- LED lighting
- 5.5m eaves
- Hard surfaced yard

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

Unit 7

A mid-terrace unit constructed of steel portal frame to an eaves height of approx. 5.5m. An electric roller shutter door to the front opens onto the yard. 3-phase power and LED lights are present.

There is a private hard standing, regular shaped, palisade fenced and gated yard providing loading for the unit.

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

Accommodation	Sq ft	Sq m
Unit 7	4,520	419.9
Yard	7,427	690.0

Terms

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

Figures

£55,000 per annum exclusive payable monthly in advance.

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

On application.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating is B40, expiring September 2034.

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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