

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



Unit approx. 1500 sq ft (140.4 sq m) with Yard
approx. 7500 sq ft (690 sq m)

TO LET

- Clear span
- Fenced & gated yard
- Maximum height approx. 6.75m
- Electric loading door

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 mid-terrace unit providing column free space with a minimum eaves height of approx.5.0m rising to approx. 6.75m. Access is via an electrically operated door opening on to large private yard. Sodium lighting has been installed.

Modular toilets and offices can be provided if required.

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

Unit	1500 sq ft	140.4 sq m
Yard	7500 sq ft	690 sq m

Terms

To be let on a new lease for a term to be agreed, incorporating periodic rent reviews if applicable. Landlord break options on 6 months' notice.

Figures

£47,500 pax plus VAT.

A rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent, further details of which are available on request.

Timing

Available from January 2022.

Legal costs

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

EPC

In the process of being prepared.

Business Rates

In the process of being re-assessed.

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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