

Askew House, Askew Farm Lane, Grays, RM17 5XR



Small office suite

TO LET

Approx 252 sq ft (23.5 sq m)

- Flexible term
- Close A13/Grays Train Station
- 24hr access





COMMERCIAL PROPERTY SPECIALISTS

Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. Grays c2c Train Station is less than 2 miles away, providing a service to London (Fenchurch Street) in approx. 35 minutes.

The property

Office suites within a multi-tenanted building. There is LED lighting, carpeting and wall mounted electric heaters. New double-glazed windows are to be installed.

Externally, there is car parking immediately adjacent.

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

Office 9/10 252 sq ft 23.5 sq m

Terms

To be let on a new licence for a flexible term to be agreed.

Figures.

Office 9/10 £6,325 pax.

VAT is payable.

Payable monthly in advance by Standing Order. Subject to satisfactory accounts, a two month rent deposit is payable. A Management Charge, utilities and building insurance are payable in addition.

Legal costs

£150 plus VAT for each year of the tenancy.

Business Rates

Office 9/10 The Rateable Value is £4,500 (2023).

Under Current Small Business Rate Relief rules, nil rates are payable. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

EPC

The EPC rating for the entire building is E120, expiring February 2030.

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.

The floor areas have been provided by a third party and should be verified on site in due course. These details are awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:



