

Part Yard 11 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex, RM17 5XR



Yard approx. 14,000 sq ft (1,302 sq m)

TO LET

- Self-contained
- Part concreted, compacted and tarmac surface
- Water and electricity available

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 self-contained yard with part concreted, compacted and tarmac surface accessed via a private gate. Power and water are available. The yard will be fenced off so that self-contained.

Accommodation

Yard 14,000 sq ft 1,302 sq m

Terms

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

Figures

Offers in the region of £49,000 pax

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent. VAT is payable on the rent.

Legal costs

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

EPC

Not applicable.

Business Rates

The Rateable Value (2023) is £44,250 but applies to the site as a whole and will re-assessed when divided.

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.

We have relied on digital mapping to calculate the yard area. Interested parties are advised to satisfy themselves fully with measurements on site.

Enquiries/viewing

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

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