

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



Modular office & welfare facilities approx. 4,177 sq ft (388 sqm)
with yard approx. 14,440 sq ft (1,341 sq m)

TO LET

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

www.branchassociates.co.uk

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

Modular

Two-storey offices, toilet and kitchen facilities. The first floor was not inspected at the time of our visit but is understood to contain former residential accommodation, offices and shower facilities.

Yard

A largely rectangular shape with tarmacadam surface being open to the front. The entrance is shared with the adjoining tenant.

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

Accommodation	Sq ft	Sq m
Modulars	4,177	388
Main yard	14,440	1,341

Terms

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

Figures

£120,000 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 C55, 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.

Money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

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

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info@branchassociates.co.uk | www.branchassociates.co.uk

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