

## Yard 53 Globe Industrial Estate, Towers Road, Grays, RM17 6ST



Compounds from approx. 3,000 - 36,477 sq ft (464 - 3390 sq m)

### TO LET

- Vacant.
- Mainly concreted.
- 24-hour access.
- Two gates.
- To be subdivided to suit

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

### Location

Forming part of a popular Industrial Estate, less than 3 miles from the A13. Grays c2c Station is only 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

### The property

A mainly concreted, palisade fenced yard with two gates. This yard is vacant and immediately available. Our client's intention is to divide this space to form small compounds to requirements, each with its own access and fencing.

### Accommodation

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

Yards from approx. 3000 sq ft to 36,477 sq ft are available and can be divided according to requirements. Further details on request.

### Terms

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

### Figures

**£6 per sq ft per annum exclusive.**

Payable monthly in advance plus VAT. Subject to accounts, a 2 month rent deposit is payable. Buildings insurance, business rates, utilities and service charge are payable in addition.

### Legal Costs

£100 per year of the tenancy as our client uses their in house agreement.

### Business Rates

Awaiting reassessment.

### Energy Performance Certificate

Not applicable.

### Agent's Note

None of the amenities or fixtures and fittings have been tested.

All figures are exclusive of VAT.

These particulars are awaiting our client's approval.

### Enquiries/viewings

Please contact us on 01708 860696 or Email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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