

22/23 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex, RM17 5XR



Unit approx 3,000 sq ft (280 sq m)

TO LET

Yard approx 5,217 sq ft (484.7 sq m) also
available.

- LED Lighting
- Electric Loading Door
- Eaves Approx 5.2m
- Available Now

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 regular shaped unit with concrete flooring, a steel portal frame, metal cladding with part blockwork elevations and the roof has translucent roof lights. The eaves height is approx 5.2m and the apex is approx 7.8m. Please note that access is via a unit to the front.

Close by is a yard of approx 5200sqft (484sqm) available at £24,000pax.

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

Unit	3,021 sq ft	280 sq m
Yard	5,217 sq ft	484.7 sq m

Note: available combined or separate.

Terms

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

Figures

£36,000 pax

A rent deposit of two month's rent is payable (subject to satisfactory accounts), as is a service charge (6% of the yearly rent). Utilities and building insurance are payable monthly in advance with the rent. VAT is payable.

Legal costs

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

EPC

For the whole building the EPC is rated C60.

Business rates

A portion of the business rates is payable, further details on request.

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 or email: jb@branchassociates.co.uk



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