

14 Cliffside Industrial Estate, Askew Farm Lane, Grays RM17 5XR



Unit approx. 2,521 sq ft (234.3 sq m) Yard approx. 5,257 sq ft (488.4 sq m)

TO LET

- 5.5m Eaves height
- Modular office/toilets
- LED lighting
- Two electrically operated loading doors

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

An end of terrace unit comprising steel portal frame construction beneath a pitched single-skin metal clad roof. There are translucent roof panels fitted. The elevations are single-skin metal cladding. Access is via two full height electric roller shutter loading doors (5.8m H x 5.9m W). The unit benefits from LED lighting and has an eaves height is approximately 5.5m, rising to an apex height of approximately 7.9m.

Fronting the unit is a regular shaped yard comprising part concreted, part compacted surface. There is palisade fencing and double gates to front. A modular cabin containing office, kitchenette and toilet facilities is located at ground floor level. There is mains water and drainage to the modular building. A separate modular toilet is also located on site, neighboring the modular cabin.

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

	Sq m	Sq ft
Unit	234.3	2,521
Yard	488.4	5,257
Modular	27.7	298

NOTE: Site measurements have been obtained using Promap Digital Mapping software and should be verified on site in due course.

Terms

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

Figures

£55,000pax

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

Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£150 plus VAT per year of the lease).

Energy Performance Certificate (EPC)

The EPC rating is C60, expiring May 2031. This covers units 11-14 inclusive.

Business Rates

The Rateable Value (2023) is £31,500, of which approximately half is payable. However, interested parties are advised to satisfy themselves in this respect.

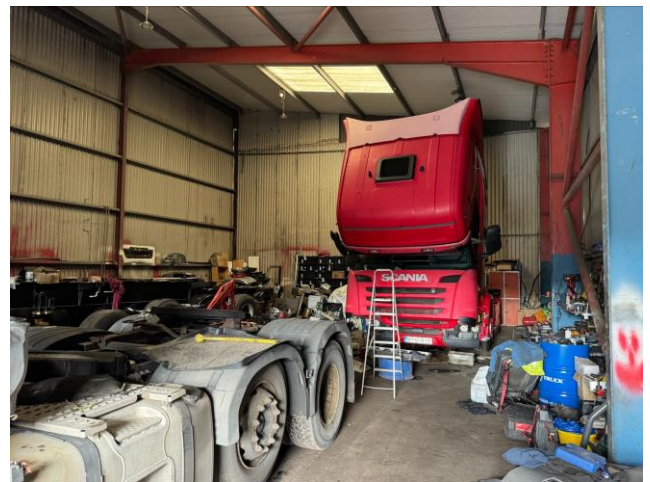
Agent's Note

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 / 07775 804842 or email: jb@branchassociates.co.uk



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