

Unit 15 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex, RM17 5XR



Unit approx. 6,090 sq ft (566 sq m)

TO LET

- Detached unit
- Front and rear loading doors
- Mains services
- Office, toilets and kitchenette
- 10 car parking spaces

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 detached industrial/warehouse unit with loading doors to front and rear. The unit has an eaves height of approx. 5.8m. mains services and fluorescent lighting. Internally, there are modular toilets.

Internally, there are two storey office/welfare facilities including reception, ladies/gents toilets, kitchen and five offices.

Externally, there are 10 allocated car parking spaces.

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

Ground floor	5,476sq ft	509 sq m
First floor offices	614 sq ft	57.0 sq m
Total	6,090 sq ft	566.3 sq m

Terms

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

Figures

Offers in the region of £60,000 pax

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

EPC

The unit's rating is C74, expiring May 2031.

Business Rates

The Rateable Value (2023) is £51,000, making the Rates Payable, approx. £26,010pa (24/25). 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.

Particulars awaiting approval

Enquiries/viewing

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



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