

## 17G Askew Farm Lane, Grays, Essex, RM17 5XR



Unit approx. 700 sq ft (65.1sqm) with mezzanine  
approx. 606 sq ft (56.3sqm)

### TO LET

- Loading door
- Concrete loading area
- Parking for 1 car
- LED lighting

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 mid-terrace unit comprising steel portal frame beneath a shallow pitched single-skin metal roof with translucent panels. The elevations are part blockwork and the remainder single-skin metal cladding.

Access is via a manual roller shutter loading door to the front.

Internally, there is a mezzanine virtually across the whole unit, accessed via stairs to the front. LED lighting is fitted beneath the mezzanine and sodium lighting at mezzanine level. The height beneath the mezzanine is approximately 3.0m. Three phase power and mains water are connected. There is a single modular toilet located to the rear.

Externally, the unit benefits from a shared concreted loading area and one car parking space.

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

Measured in accordance with the RICS Code of Measuring Practice, the approximate Gross internal Floor Area is as follows:

<b>Unit</b>	700 sq ft	65.1 sq m
<b>Mezzanine</b>	606 sq ft	56.3 sq m

### Terms

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

### Figures

**£15,000** per annum exclusive.

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the rent) is payable. VAT is payable.

### Business rates

The Rateable Value (2023) is £7,000. Small Business Rate Relief may be available, although interested parties are advised to satisfy themselves in this respect.

### Legal costs

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

### EPC

The EPC rating is D88, expiring May 2031.

### 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](mailto:jb@branchassociates.co.uk)

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