

## Askew House, Askew Farm Lane, Grays, RM17 5XR



### Small office suites

### TO LET

Approx 231 & 500 sq ft (21.5 & 46.4 sq m)

- Flexible term
- Close A13/Grays Train Station
- 24hr access

### Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. Grays c2c Train Station is less than 2 miles away, providing a service to London (Fenchurch Street) in approx. 35 minutes.

### The property

Refurbished office suites within a multi-tenanted building. There is LED lighting, carpeting and wall mounted electric heaters. New double-glazed windows are to be installed. Office 18/18a has a private kitchen.

Externally, there is car parking immediately adjacent.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:1775

<b>18/18a</b> (incl. kitchen)	500 sq ft	46.4 sq m
<b>Office 14</b>	231 sq ft	21.5 sq m

### Terms

To be let on a new lease/licence for a flexible term to be agreed.

### Figures.

<b>Office 18/18a</b>	<b>£8,650pax</b>
<b>Office 14</b>	<b>£5,775pax</b>

### VAT is payable.

Payable monthly in advance by Standing Order. A two month rent deposit is payable. A Management Charge, utilities and building insurance are payable.

### Legal costs

£100 plus VAT for each year of the tenancy.

### Business Rates

#### Office 18/18a

The Rateable Value is £8,500 (2023/24).

#### Office 14

The Rateable Value is £4,100 (2023/24).

Under Current Small Business Rate Relief rules, nil rates are payable. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

### EPC

The EPC rating for the entire building is E120, expiring February 2030.

### 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.

The floor areas have been provided by a third party and should be verified on site in due course. These details are awaiting client approval.

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



Kitchen within Office 18/18a.

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804848**

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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