

## 12 Askew Farm Lane, Grays, Essex, RM17 5XR



Yard approx 0.54 acre (0.10 ha) with unit approx. 937 sq ft (87 sq m) and modular offices.

### TO LET

- 24/7 Access
- Fenced & gated
- Fully concreted
- Close A13 / Chafford Hundred Train Station

### 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 largely regular shaped yard including a small unit and modular office.

The unit has an eaves height of approx. 5.1m and a loading door.

The yard is fully concreted and fenced / gated to the front.

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

Total Site	0.54 acre	0.10 ha
Unit	937 sq ft	87 sq m
Modular offices	514 sq ft	47 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 £130,000** per annum exclusive, payable monthly in advance. Subject to satisfactory accounts/references, a rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent. VAT is payable.

### Business rates

The rateable value (2023) is £42,250, making the rates payable, approx. £20,702pa (23/24). However, 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)

### Energy Performance Certificate

An EPC is D83, 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.

The site area has been measured off plan (Promap) and should therefore be checked on site in due course.

### Anti Money Laundering

The tenant is required to provide proof of ID prior to completion.



(Modulars removed)

### Enquiries/viewing

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