



YARD 2 ASKEW FARM LANE - YARD APPROX. 10,000 SQ FT TO LET IN GRAYS

Rent: £45,000 Per Annum

Yard 2
Askew Farm Lane
Grays
Essex
RM17 5XR

- Hard standing
- Regular shape
- Gated access
- Self-contained

YARD 2, ASKEW FARM LANE, GRAYS, ESSEX, RM17 5XR

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 regular shape self-contained yard with part concrete and tarmac surface to be accessed via a palisade gate. We understand that power and water are available. There is palisade fencing to the front and side elevations and modular office/welfare facilities can be provided if required.

Accommodation

	Sq Ft	Sq M
Yard	10,000	929
TOTAL	10,000	929

Terms

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

Figures

Offers in the region of £45,000 per annum exclusive.

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

Legal Costs

The ingoing tenant is to pay the landlord's reasonable legal costs.

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

The Rateable Value is £17,750 (2023), but relates to a smaller yard of 826.4 sq m. Accordingly, interested parties are advised to satisfy themselves fully in this respect.

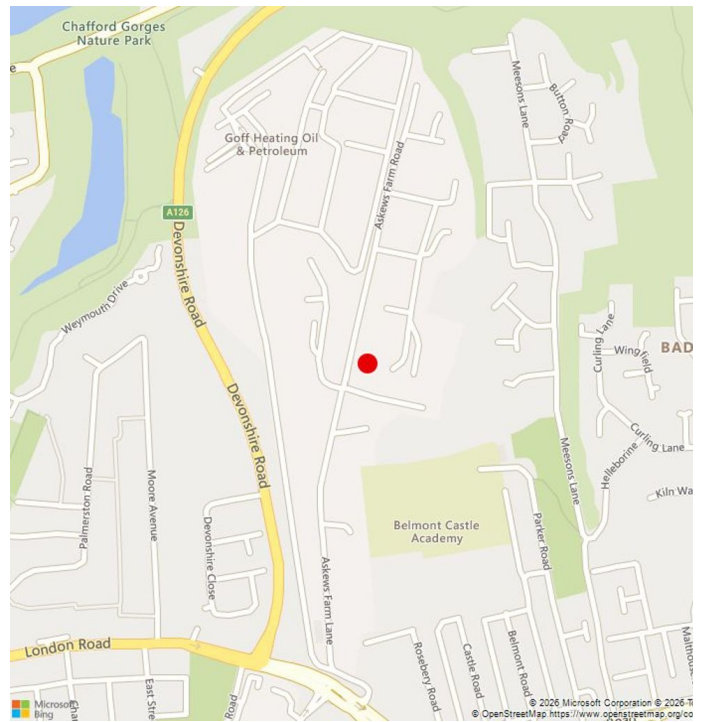
Agents Note

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 client's approval.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

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