



VERSATILE OFFICES APPROX. 1792 - 3880 SQ FT (166 - 360 SQ M) & YARD/PARKING APPROX. 14400 SQ FT (1341 SQ M) TO LET

Rent: £83,500 Per Annum

4b
Cliffside Industrial Estate
Askew Farm Lane
Grays
Essex
RM17 5XR

- Modern Modular Offices
- AC to part
- LED lights
- Welfare facilities
- 24/7 access

4B, CLIFFSIDE INDUSTRIAL ESTATE, 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

Modular

The ground floor modular contains two offices, kitchen, ladies/gents toilets, meeting room and works toilets. The first floor is carpeted, air conditioned and has LED lighting with perimeter trunking. There is a further office, kitchen, and toilet/shower room accessed via an external staircase.

Consideration will be given to letting the first and second floors separately or combined.

Yard/parking

Large external area suitable for parking or open storage.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor modular	2,088	193.98
First floor modular	1,792	166.48
Yard/parking	14,400	1,337.76
TOTAL	18,320	1,701.93

Terms

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

Figures

£83500pax

All other outgoing payments payable in addition. Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a management charge (6% of the rent) is payable. VAT is payable.

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C55, expiring September 2034

Business Rates

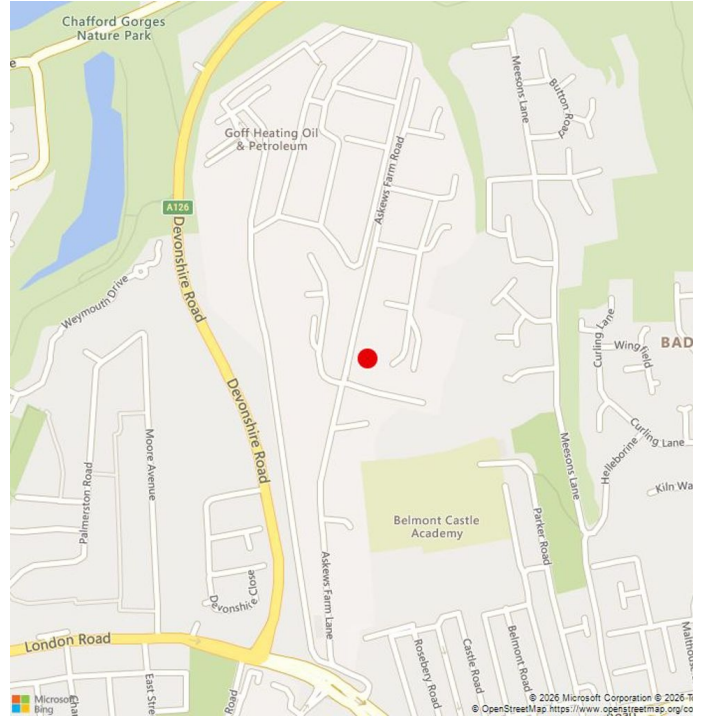
On application.

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.

Enquiries/Viewing

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



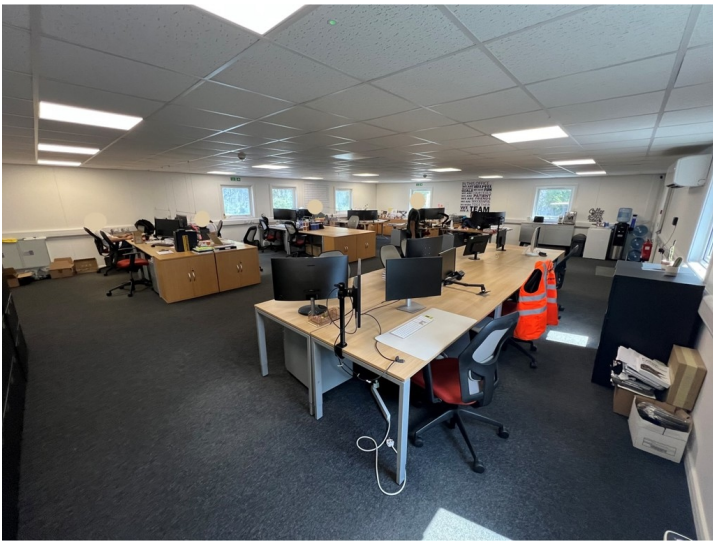
Maldon Office | 01621 855725 Thurrock Office | 01708 860696

info@branchassociates.co.uk | www.branchassociates.co.uk

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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