

8 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex RM17 5XR



Unit approx. 3,150 sq ft (292.6 sq m) with enclosed yard
totaling 9,655 sq ft (897.3 sqm)
UNDERGOING REFURBISHMENT

TO LET

- Three phase power
- LED lighting
- Hard surfaced yard / parking
- 24/7 access
- Modular offices

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

An end-terrace industrial unit of steel portal frame construction. There are three loading bays to the front, LED lighting and three phase power. Externally, there is a yard.

In the process of being refurbished.

Unit 8

Warehouse with modular offices and external yard space.

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

Accommodation	Sq ft	Sq m
Unit 8		
Unit	3,150	292.6
Total Site area	9,655	891.3

Terms

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

Figures

Unit 8 **£85,000 pax + VAT**

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

Business rates

Unit 8

The Rateable Value is £30,000 (2023), making Rates Payable approximately £14,970 (24/25).

However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Legal costs

The ingoing tenant will be responsible for a reasonable proportion of the Landlord's legal costs.

Energy Performance Certificate (EPC)

The current EPC rating for Unit 8 is F. The EPC ratings will be upgraded following completion of refurbishment.

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.

All areas have been provided by our client and should be verified on site in due course.

Enquiries/viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

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:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.