

## 8 & 9 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex RM17 5XR



Units approx. 2,663 & 3,150 sq ft (247.4 - 292.6 sq m) with  
yards approx. 5,392 sq ft (500.9 sqm) each  
**AVAILABLE SEPARATELY OR COMBINED**  
**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

Two industrial units comprising steel portal frame construction. There are roller shutter loading doors, LED lighting and three phase power. Externally, both units have yard space fronting the properties.

In the process of being refurbished.

#### Unit 8

Warehouse with two modular offices and external yard space.

#### Unit 9

Warehouse with mezzanine floor and one modular office.

**The accommodation is available separately or combined.**

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

Accommodation	Sq ft	Sq m
<b>Unit 8</b>		
Unit	3,150	292.6
Modular offices	650	60.3
Yard	5,392	500.9
<b>Unit 9</b>		
Unit	2,663	247.4
Mezzanine	468	43.4
Modular offices	325	30.1
Yard	5,392	500.9

### Terms

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

### Figures

<b>WHOLE SITE</b>	<b>£150,000 pax + VAT</b>
<b>Unit 8</b>	<b>£85,000 pax + VAT</b>
<b>Unit 9</b>	<b>£75,000 pax + VAT</b>

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).

#### Unit 9

The Rateable Value is £32,250 (2023), making Rates Payable approximately £16,093 (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 and for Unit 9 is D. 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 floor 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](mailto:jb@branchassociates.co.uk)



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