

## Yard 15E, Askew Farm Lane, Grays, Essex RM17 5XR



Detached unit approx. 3,150 sq ft (292.9 sqm) with Yard approx. 11,633 sq ft (1080.7 sqm)

### TO LET

- In the process of being cleared
- Two loading doors
- Offices and welfare facilities
- 3-phase
- Approx. 3.5m eaves

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

A detached unit of steel portal frame construction with profile metal cladding external elevations. The unit has a pitched roof comprising of corrugated single skin asbestos with translucent panels.

Access is via two manual roller shutter loading doors to the front. Internal elevations are rendered blockwork. The eaves height is approximately 3.5m, rising to approximately 5m at the apex. Fluorescent lighting is fitted and there is 3-phase power. Mains water services the toilets and a kitchenette.

The unit features a first floor area which we were unable to obtain access at the time of our visit. Ground floor staff room/works office and ground floor toilets/shower room within a modular extension to the side are present.

Externally, there is a yard comprising part compacted and part concreted surface. The yard is fully palisade fenced and has double access gates to the front. Security lighting is affixed to the unit.

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

Unit	2,375 sq ft	220.8 sq m
Rear modular	56 sq ft	5.2 sq m
Side modular	227 sq ft	21.1 sq m
First floor	492 sq ft	45.7 sq m
<b>Total</b>	<b>3,150 sq ft</b>	<b>292.9 sq m</b>
<b>Total yard</b>	<b>11,633 sq ft</b>	<b>1,080.7 sq m</b>

(Calculated via Promap digital mapping).

### Terms

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

### Figures

**£73,500** per annum exclusive.

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

### Business rates

The Rateable Value (2023) is £24,000, although 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)

### EPC

The EPC rating is E109, 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.

### Enquiries/viewing

Please contact us on 01708 860696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

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