

11d Askew Farm Lane, Grays, Essex, RM17 5XR



Warehouse approx. 10,402 sq ft (967.3 sq m)
with yard approx. 22,268 sq ft (2,070 sq m)

TO LET - Rent Reduced

- Concreted yard
- Modular office/welfare facilities
- LED lights
- Detached
- Clear span storage

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 warehouse unit of steel frame clear span construction accessed via an electric roller shutter loading door. An extension with loading door links with the main unit. Adjacent is a detached modular office including kitchen, toilet, air-conditioning and double glazing. Modular canteen, toilets and showers are positioned to the rear.

The yard is fully concreted, palisade fenced and gated.

Accommodation The approximate gross internal area is follows:

Main unit	10,402 sq ft	967.3 sq m
Modular office	673 sq ft	62.6 sq m
Yard	22,268 sq ft	2,070 sq m

Note: the yard area has been calculated by digital mapping and should be verified on site in due course.

Terms

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

Figures

£165,000 per annum exclusive.

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 party is to pay a nominal contribution towards the landlord's legal costs (£100 per year of the lease).

EPC

The EPC Rating is C58.

Business Rates

The Rateable Value is £117,000 (2023), making rates payable approximately £59,904pa (23/24). However, interested parties are advised to satisfy themselves fully in this respect.

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. Particulars awaiting client's approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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