

14 Askew Farm Lane, Grays, Essex, RM17 5XR



For identification purposes only

Yard approx. 38,990 sq ft (3,622 sq m)
(0.89 acre (0.36 ha))

TO LET

- To be fully concreted
- Available Spring/Summer 2024
- 24/7 access
- Close A13
- Regular shape

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

Currently a container self-storage yard with unmade surface, the site will be fully concreted for occupation in the Spring of 2024. Services and new fencing will be provided. Specific requirements can be discussed at this stage.

Accommodation Measured via Promap Digital

Mapping, the approximate site area is:

38,990 sq ft	3,622 sq ft
0.89 acre	0.36 ha

Terms

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

Figures

£195,000 per annum exclusive. Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent, further details of which are available on request. VAT is payable.

Timing

Available Spring/Summer 2024. Specific requirements can be discussed and an agreement exchanged prior to this date.

Business rates

The Rateable Value (2023) is £31,500, noting this relates to a yard of 2,113.7 sq m (22,743 sq ft).

Legal costs

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

EPC

Not applicable.

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.

The site area has been measured off plan (Promap) and should therefore be checked on site in due course.

The yard is to be returned in the same condition as taken as evidenced by a Photographic Inventory, the cost of which is payable by the ingoing tenant.

These particulars are awaiting our client's approval.

Enquiries/viewing

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

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