

Askew House, Askew Farm Lane, Grays, RM17 5XR



Small office suites

TO LET

Approx 93/120/231 sq ft (8.6/11/21.5 sq m)

- Flexible term
- Close A13/Grays Train Station
- 24hr access

Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. Grays c2c Train Station is less than 2 miles away, providing a service to London (Fenchurch Street) in approx. 35 minutes.

The property

Various office suites with shared toilet and kitchen facilities.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:1775

Office 8	93 sq ft	8.6 sq m
Office 6	120 sq ft	11 sq m
Office 14	231 sq ft	21.5 sq m

Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

Office 8	£2,325 pax
Office 6	£3,000 pax
Office 14	£5,775 pax

Payable monthly in advance by Standing Order. Plus VAT. A two month rent deposit is payable. A Management Charge, utilities and building insurance are payable.

Legal costs

£100 plus VAT for each year of the tenancy.

EPC

The EPC rating for the entire building is E120, expiring February 2030.

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 floor areas have been provided by a third party and should be verified on site in due course. These details are awaiting client approval.

Enquiries/viewing

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

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