

7 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex RM17 5XR



Unit /modular office & welfare facilities approx. 8,697 sq ft
(808 sqm) with yard approx. 37,000 sq ft (3437 sq m)

TO LET

- Electric loading doors
- 3-phase
- Sodium/LED lighting
- 5.5m eaves
- Hard surfaced yards
- Consideration given to splitting

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

Unit 7

A mid-terrace unit constructed of steel portal frame to an eaves height of approx. 5.5m. There are two electric roller shutter doors to the front and one to the rear. 3-phase power, LED lights and gas heating are present.

Modular

Two storey accommodating offices, toilet and kitchen facilities. The first floor was not inspected at the time of our visit but is understood to contain former residential accommodation, offices and shower facilities.

Yard

A largely rectangular shape with tarmac surface being open to the front. There is access in favour of the adjoining tenant. There is a self-contained yard to the rear of unit 7.

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

Accommodation	Sq ft	Sq m
Unit 7	4,520	419.9
Modulars	4,177	388.0
Yard r/o unit 7	7,427	690.0
Main yard	29,530	2,746.2

(Note: right of way excluded)

Consideration may be given to dividing the site.

Terms

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

Figures

£196,000 per annum exclusive payable monthly in advance.

Subject to satisfactory accounts, 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

We have been unable to locate the majority of assessments online.

Legal costs

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

Energy Performance Certificate (EPC)

EPCs for unit 7 and the two storey modulars are in the process of being prepared.

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.

Money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

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

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info@branchassociates.co.uk | www.branchassociates.co.uk

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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