

Yard 15d, Askew Farm Lane, Grays, Essex RM17 5XR



Yard approx. 3,982 sq ft (369.6 sqm) (0.09 acre)
(0.03hec)

TO LET

- Regular shaped yard
- Palisade fenced and gated
- Part concrete surface

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 largely regular shaped yard comprising part compacted surface and part concreted. There is palisade fencing and double access gates.

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

Yard	3,982 sq ft	369.6 sq m
	0.03hec	0.09 acre

(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

£28,000 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 £6,800. Small Business Rate Relief may be available, 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

Not applicable.

Agent's Note

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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