BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



DETACHED UNIT APPROX. 2,300SQ FT (214.2 SQ M) WITH YARD APPROX 18,040SQ FT (1677.7 SQ M)

Rent: £99,500 Per Annum

Unit 11B
Askew Farm Lane
Grays
Essex
RM17 5XR

- Available Now
- Eaves approx 5.7m
- Two electric loading doors
- LED lighting
- Detached Unit

UNIT 11B, ASKEW FARM LANE, GRAYS, ESSEX, RM17 5XR

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 detached unit of steel portal frame construction with single skin metal profile cladding accessed via 2 electric roller shutter loading doors. There is a pitched roof of insulated metal profile cladding and translucent panels. The unit is provided with 3 phase power and LED lighting. The eaves height is approximately 5.7m with an apex height of approximately 6.5m.

The yard is mainly concreted, together with a small, compacted area to the side of the unit and strip of unmade ground along the west boundary. The yard is surrounded by a combination of palisade/chain-link fencing with gate to the front.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit	2,300	213.67
Yard	18,040	1,675.92
TOTAL	**18,040**	**1,675.92**

Terms
To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures
£99,500 pax payable monthly in advance.

Costs
A service charge of 6% of the yearly rent is payable monthly in advance.
Subject to accounts and financial checks, a rent deposit is required.

VAT
VAT is payable.

Legal Costs
£150 plus VAT for each year of the tenancy.

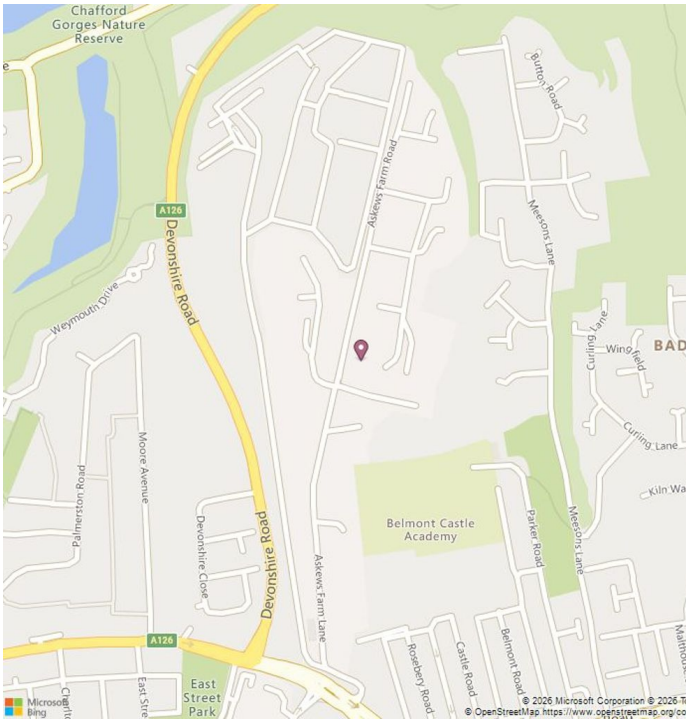
Energy Performance Certificate (EPC)
The EPC rating is C60, expiring May 2031.

Business Rates
The Rateable Value (2026) is £41,500, making the Rates Payable, £17,928pa (26/27). However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

Anti Money Laundering
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.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is 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:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.







Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.