BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



END-TERRACE UNIT APPROX. 5,226 SQ FT (485.6 SQ M) WITH YARD APPROX. 5,676 SQ FT (527.4 SQ M) TO LET

Rent: £65,500 Per Annum

Unit 12
Cliffside Industrial Estate
Askew Farm Lane
Grays
Essex
RM17 5XR

- End-terrace
- Eaves height approx. 6.6m
- Two manual roller shutter loading doors
- Palisade fenced & gated yard

UNIT 12, CLIFFSIDE INDUSTRIAL ESTATE, 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. 36 mins.

The Property
An end-terrace ground floor unit of steel frame construction with steel mono pitched roof. The elevations comprise entirely of metal cladding, with an eaves height of approximately 6.6m, rising to a maximum height of approximately 8.8m.

Internally, there is sodium lighting and two manual roller shutter loading doors fronting the unit with security flood lights.

Externally, there is a compacted surface yard with palisade fencing and gates.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit	5,226	485.5
Yard	5,676	527.3
TOTAL	**10,902**	**1,012.8**

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

Figures
£65,500 per annum exclusive + VAT.

All other outgoings are payable in addition.

Costs
All other outgoings payable in addition such as utilities, business rates, building insurance and management charge (6% of yearly rent, payable monthly).

VAT
VAT is payable in addition.

Legal Costs
£150 plus VAT for each year of the tenancy. (E.g 3 year lease = £450 + VAT)

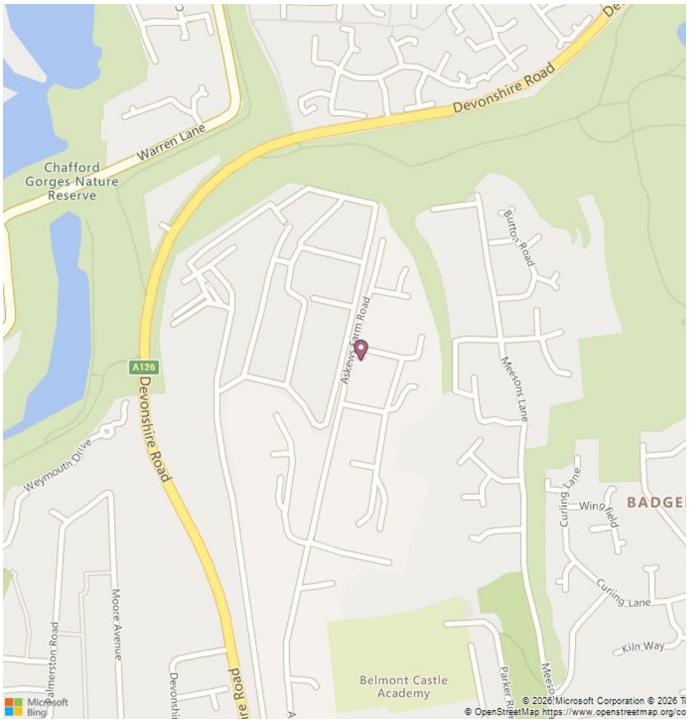
Energy Performance Certificate (EPC)
The EPC rating is C69, expiring May 2031.

References/Accounts
A rent deposit is payable, subject to accounts/references.

Business Rates
The Rateable Value is £25,000 (2026) but please note this refers to a unit of only 154.8 sq m (1,665 sq ft), making Rates Payable approx. £10,800pa (26/27). Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

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.