BRANCH ASSOCIATES
01708 860696
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TO LET

REFURBISHED UNIT APPROX. 3150 SQ FT (292 SQ M) WITH YARD APPROX. 9566 SQ FT (891 SQ M). TO LET.

Rent: £85,000 Per Annum

Unit 8
Cliffside Industrial Estate
Askew Farm Lane
Grays
Essex
RM17 5XR

- Three phase power
- LED lights
- Hard surfaced yard
- 24/7 access
- Modular office/welfare facilities

UNIT 8, 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. 35 mins.

The Property
An end-terrace industrial unit of steel portal frame construction. There are three loading bays to the front, LED lighting and three phase power. Externally, there is a yard.

In the process of being refurbished.

Unit 8
Warehouse with modular offices and external yard space.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit	3,150	292.64
Yard	9,655	896.95
TOTAL	**12,805**	**1,189.58**

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

Figures
£85000 pax

VAT
VAT is payable in addition.

Legal Costs
The ingoing tenant is to pay the landlord's reasonable legal costs.

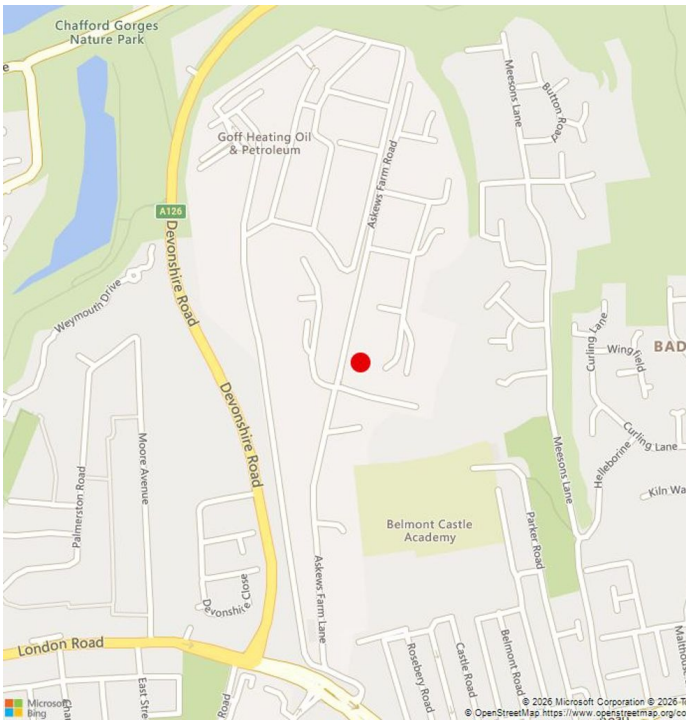
Energy Performance Certificate (EPC)
The current EPC rating for Unit 8 is F. The EPC ratings will be upgraded following completion of refurbishment.

References/Accounts
Subject to satisfactory accounts and references, a 2 month deposit is payable.

Business Rates
The Rateable Value (2023) is £30000 making the Rates Payable (25/26) approx. £14970. However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

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:
jb@branchassociates.co.uk



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

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

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

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