

12 Askew Farm Lane, Grays, Essex, RM17 5XR



Yard approx 0.54 acre (0.10 ha)

Unit approx 937 sq ft (87 sq m)

Modular offices/welfare approx 664 sq ft (61 sq m)

TO LET

- Compacted/part concreted surface
- Fenced & gated
- Weighbridge

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 including a small unit, modular office/welfare facilities, weighbridge and modular weighbridge offices.

The unit has an eaves height of approx. 5.1m and an electrically operated loading door.

The majority of the yard is a compacted surface, although, there is a large concreted pad to the rear.

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

| | | |
|-------------------------|-----------|---------|
| Total Site | 0.54 acre | 0.10 ha |
| Unit | 937 sq ft | 87 sq m |
| Modular offices/welfare | 514 sq ft | 47 sq m |
| Weighbridge offices | 150 sq ft | 14 sq m |

Terms

To be let on a new lease for a term to be agreed.

Figures

£70,000 per annum exclusive. A rent deposit of two month's rent is payable, as is a service charge, further details of which are available on request. Vat is payable.

Business rates

Details are available on request.

Legal costs

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

EPC

An EPC is 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.

The site area has been measured off plan (Promap) and should therefore be checked on site in due course.

The yard is to be returned in the same condition as taken as evidenced by a Photographic Inventory, the cost of which is payable by the ingoing tenant.



Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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