

## Yard Part 4 Cliffside Industrial Estate, Askew Farm Lane, Grays, Essex, RM17 5XR



Yard approx 14,289 sq ft (1,328 sq m)

### TO LET

- Fully Concreted
- Fenced & gated to main boundaries
- Water & electricity

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25.

### The property

A fully concreted yard with palisade fencing to two boundaries. Electricity and water are provided to boundary.

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

Yard	14,289 sq ft	1,328 sq m
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### Terms

To be let on a new lease for a term to be agreed, incorporating periodic rent reviews if applicable.

### Figures

#### £50,000 pax

A rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent. Vat is payable.

### 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

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.

We have relied on our client to provide the area hence interested parties should satisfy themselves in this respect.

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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