

Unit 16b Askew Farm Lane, Grays, Essex, RM17 5XR



Unit approx 790 sq ft (73 sq m)
Yard approx 2800 sq ft (260 sq m)

TO LET

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 detached unit of steel frame construction incorporating metal cladding to walls and roof. The maximum eaves height is approx. 6.0m max. An electrically operated roller shutter loading door provides access. There is a concreted fenced and gated yard to the front and side.

Accommodation The following areas have been provided by our Client and should be verified on site in due course.

Unit approx	790 sq ft	73 sq m
Yard approx	2800 sq ft	260 sq m

Terms

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

Figures

£18,200 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. Utilities are payable monthly in advance with the rent.

Business rates

The Rateable Value is in the process of being assessed.

Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs being £100 plus vat for each year of 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.

Enquiries/viewing

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



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