



## Cliffside Industrial Estate, Askew Farm Lane, Grays

**£145,000 pa**

**LET AGREED**

Ali & Co are delighted to present

Askew Farm Lane - Warehouse approx. 10,402 sq ft with Yard TO LET in Grays with a modular office and over 22,000 sqft yard.

Access to A13/M25 | Available Now | Close To Station | Close To Town | Large Space | Large Steel Frame Warehouse | Large Yard | Off-street parking | Secure Gated Yard | Approximately 10,402 sqft | Modular Office 673 sqft | Yard 22,628 sqft |

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**Ali&Co**  
PROPERTY SERVICES

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 warehouse unit of steel frame clear span construction accessed via an electric roller shutter loading door. An extension with loading door links with the main unit. Adjacent is a detached modular office including kitchen, toilet, air-conditioning and double glazing. Modular canteen, toilets and showers are positioned to the rear.

The yard is fully concreted, palisade fenced and gated.

Accommodation The approximate gross internal area is follows:

Main unit10,402 sq ft967.3 sq m

Modular office 673 sq ft 62.6 sq m

Yard22,268 sq ft2,070 sq m

Note: the yard area has been calculated by digital mapping and should be verified on site in due course.

Terms

To be let on a new lease for a term to be agreed, incorporating periodic static or upward only rent reviews.

Figures

£165,000 per annum exclusive.

A rent deposit of two month’s rent is payable, as is a yearly 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

The EPC Rating is C58.

Business Rates

The Rateable Value is £117,000 (2023), making rates payable approximately £59,904pa (23/24). However, interested parties are advised to satisfy themselves fully in this respect.

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.  
Particulars awaiting client’s approval.

Deposit: £27,500









Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

