



**Unit , Cliffside Estate, Askews Farm Lane, Grays**  
**£45,000 pa** **LET AGREED**

Ali & Co are delighted to present this steel frame warehouse located on a industrial estate.

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**Ali&Co**  
PROPERTY SERVICES

## Large Steel Frame Warehouse TO LET

A mid-terrace unit constructed of steel portal frame to an eaves height of approx. 5.5m. There are two electric roller shutter doors to the front and one to the rear. 3-phase power, LED lights and gas heating are present.

### Yard

A largely rectangular shape with tarmacadam surface being open to the front. The is access in favour of the adjoining tenant. There is a self-contained yard to the rear of unit 7.

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

Accommodation Sq ft Sq m

Unit 4 5,344 496.5

Main yard 29,530 2,746.2

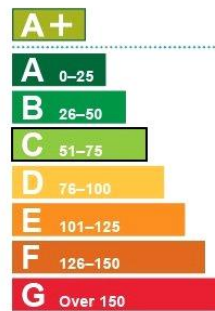
Deposit: £7,500





**Energy Performance Asset Rating**

More energy efficient



**75** This is how energy efficient the building is.

Less energy efficient

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.