



UNIT APPROX. 4,538SQ FT (421.7SQ M)

Rent: £37,500 Per Annum

Unit 10C
Askew Farm Lane
Grays
Essex
RM17 5XR

- 3-Phase Power
- Car lift
- Office/Kitchen/WC
- Electric Rollershutter
- Vacant
- First floor previously used as a showroom

UNIT 10C, ASKEW FARM LANE, GRAYS, ESSEX, RM17 5XR

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 Estate lies approx. 1.6 miles from Grays Train Station, providing a service to London (Fenchurch Street) in approx. 35 minutes.

The Property

An end-terrace unit of steel portal frame construction incorporating metal cladding to walls and roof. The property is mainly situated on the first floor, previously arranged as a car showroom with sales office, kitchen and toilet accessed via a car lift and staircase.. The maximum height at first floor is approx 3.5m. At ground floor is an electrically operated loading door to the front providing access to the lift. 3 car parking spaces are provided to front. There is a shared, palisade fenced and gated yard.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground Floor	482	44.78
First Floor	4,056	376.8
TOTAL	4,538	421.58

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews. Subject to satisfactory accounts/references, a rent deposit of two month's rent is payable, as is a service charge of 6% of the yearly rent. VAT is payable.

Figures

£37500 per annum exclusive

Costs

A service charge of 6% of the yearly rent. Utilities and building insurance are payable in addition.

VAT

VAT is payable.

Legal Costs

The ingoing tenant is to pay £150 plus VAT for each year of the lease.

Energy Performance Certificate (EPC)

The EPC rating is C67, expiring 7th May 2031.

Business Rates

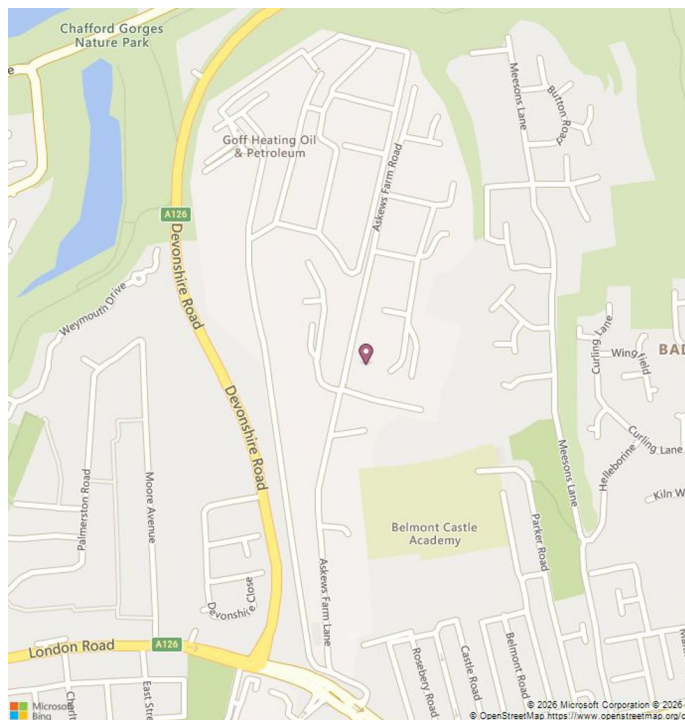
The Rateable Value (2026) is £47,000, relating to units 10b and 10c. However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

Agents 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 or email:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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